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COUNTRY LIFE

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SATURDAY, AUGUST 4th, 1928.

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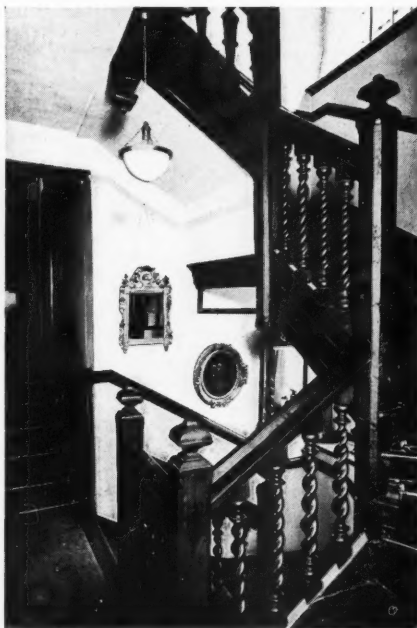
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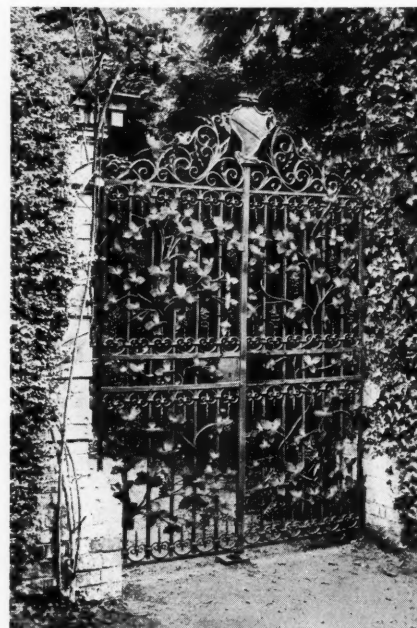
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Staircase hall,
Seven reception rooms, several of which are panelled,
Billiard room,
27 bed and dressing rooms,
Eleven bathrooms, and
Complete domestic offices.



ELECTRIC LIGHT AND HEATING THROUGHOUT.

Stabling for thirteen horses and garages for nine cars.

THE BEAUTIFUL PLEASURE GROUNDS

are well disposed, yet inexpensive to maintain.

SIX MODEL BLOODSTOCK FARMS.

FIRST-CLASS GALLOPS.

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TWO PRIVATE RESIDENCES,
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One mile from station, easy motor run from junction with express service.

STONE-BUILT HOUSE

of medium size; hall, four reception, eight bedrooms, three baths, etc

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ATTRACTIVE GARDEN, WITH GRASS AND HARD COURTS.

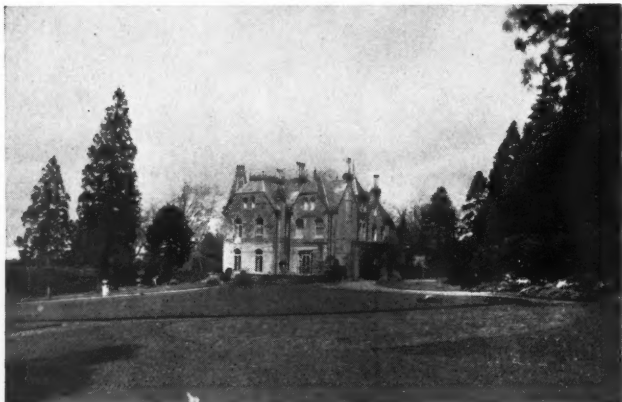
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Excellent shooting. Two long carriage drives with lodges, perfect seclusion.

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seventeen bed and dressing rooms, three bathrooms, etc.

Central heating, electric light, telephone.

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CAPITAL HOME FARM, with buildings for pedigree herd and old Tudor House
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WITH POSSESSION.

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Central heating.

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GARAGE.

STABLING.

COTTAGE.

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(WOULD BE SOLD WITH LESS LAND.)

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TO BE SOLD

that rare combination of a

MEDIUM SIZED HOUSE OF CHARACTER

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THE HOUSE is in admirable order, perfectly fitted and appointed, with
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TO BE SOLD, this charming

OLD ELIZABETHAN HOUSE,
CONTAINING A WEALTH OF OLD OAK AND OTHER
CHARACTERISTIC FEATURES OF THE PERIOD
YET POSSESSING THE ESSENTIAL MODERN
CONVENIENCES.

LOUNGE HALL, THREE RECEPTION, NINE BEDROOMS, TWO
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Garage. Stabling. Two cottages.

BEAUTIFUL OLD-WORLD GARDENS
with herbaceous borders, tennis and croquet lawns, kitchen garden, orchard and pasture
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Agents, Messrs. OSBORN & MERCER, as above. (15,100.)



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Near the Coast and the famous GOLF COURSES of
SANDWICH AND DEAL.

FOR SALE, A BEAUTIFUL OLD

TUDOR MANOR HOUSE,

restored, in capital order and up-to-date with
Electric light. *Company's water.* *Telephone.*
Lounge hall, three reception rooms, ten bed and dressing
rooms, two bathrooms, etc.

Stabling, extensive garage accommodation, etc.

SEVEN COTTAGES. FARMERY.

Most attractive gardens, walled kitchen garden, and some
excellent land; in all about

50 ACRES.

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High up in a favoured district near the coast.

WELL-APPOINTED HOUSE,

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is approached by two carriage drives with lodges.

It faces south, with good views and contains four reception,
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Electric light, telephone and other conveniences.

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Well-placed woodlands, providing good shooting.

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ONE HOUR FROM TOWN

CHARMING QUEEN ANNE HOUSE

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Fully modernised, restored, and in excellent
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ELECTRIC LIGHT.

TELEPHONE.

MODERN DRAINAGE.

Lounge hall, four reception rooms, eleven bed
and dressing rooms, four bathrooms.



EXCEPTIONALLY BEAUTIFUL GROUNDS.

adorned by many beautiful trees. Unique
Japanese rock and water garden, two kitchen
gardens, etc.

STABLING AND GARAGE.

SMALL FARMERY.

MODERN COTTAGE.

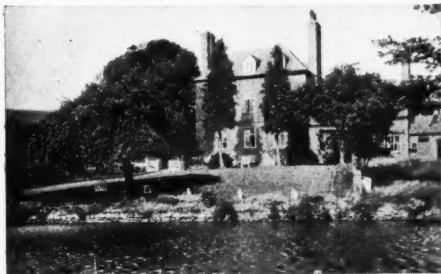
Sound pastureland, etc.

26 ACRES.

Confidently recommended by Messrs.
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IN THE LEDBURY HUNT AND NEAR GOOD MARKET TOWN.



DELIGHTFUL OLD HOUSE,

recently modernised by the
installation of

*Electric light,
Central heating,
Telephone.*

Three reception rooms,
nine bedrooms, bathroom.

RANGE OF MODEL BUILDINGS, THREE COTTAGES, GARAGE.

Charming gardens, and some excellent pasture; the whole in hand and extending to
40 ACRES.

Inspected by Messrs. OSBORN & MERCER, as above. (15,114.)

HAMPSHIRE

HEALTHY DISTRICT NEAR THE NEW FOREST AND THE COAST.

OLD - FASHIONED HOUSE,

Standing on gravel soil, with
south-east aspect.

Four reception rooms,
nine bedrooms, bathroom.

*Electric light.
Telephone.*

Stabling, garage and useful
outbuildings.

Enjoyable gardens and sound pasture. FOR SALE with practically any area
UP TO 56 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (15,138.)



NEAR PETERSFIELD

Occupying one of the choicest positions on the Sussex borders
and commanding

Far-reaching views of the South Downs.

OLD-FASHIONED HOUSE,

approached by a long carriage drive, and containing
Oak-panelled lounge hall with gallery, stair-
case, four reception rooms, sixteen bed and
dressing rooms, servants' hall and usual offices.

Company's water. *Electric light.* *Telephone.*
Stabling for five, garage for three, capital cottage.

CHARMING GROUNDS,
kitchen and fruit garden, park and woodland of about
40 ACRES.

Agents, Messrs. OSBORN & MERCER. (15,105.)



OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1

Telephone: Regent 7500.
Telegrams:
"Selaniet, Picoy, London."

HAMPTON & SONS

(For continuation of advertisements, see page vi.)

Branches
Wimbledon 'Phone 0080
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PROBABLY THE CHOICEST PROPERTY FOR SALE.
WITH OR WITHOUT THE VALUABLE AND PERIOD FURNITURE,
IN SUVRETTA, SUNNY SWITZERLAND
IN A SPORTSMAN'S PARADISE AND ONLY FIVE MINUTES FROM A VILLAGE.

Ideal position with magnificent views towards Silva Plana, over lake.



THE RESIDENCE.

**A PERFECTLY APPOINTED
MODERN HOUSE.**
built in Engadine style, flooded with sunshine,
with every possible comfort and convenience.

The accommodation comprises

- Very fine hall,
- Dining room,
- Library,
- Drawing room with winter garden,
- Eight principal bedrooms (five with fitted h. and c. water),
- Three bathrooms, and
- Complete domestic offices with servants' quarters.

Central heating.

Electric light.

Telephones.

Hot water day and night.

Every room large, light and airy throughout.

SPACIOUS TERRACE AND BALCONIES WITH SUPERB OUTLOOK.

PRIVATE GROUNDS SLOPE DOWN TO IDEAL SKI-ING FIELD, STRAIGHT FROM THE TERRACE.

Further particulars and photos may be had on application to the Owner's Agents,
HAMPTON & SONS, 20, St. James' Square, London, S.W. 1.



VIEW FROM TERRACE.

SAXMUNDHAM, SUFFOLK

HIGH UP WITH OPEN VIEWS.

For SALE, FREEHOLD,
this substantially built and
well-fitted

RESIDENCE

charmingly situate away
from roads in beautifully
displayed grounds.

Central heating, electric
light, gas.

Spacious hall, three good
reception and full size
billiard rooms, ten bed-
rooms, bathroom, servants'
hall.



STABLING.

GARAGE.

DOUBLE COTTAGE.

Shady ornamental lawn, two tennis courts, kitchen garden, glass, plantation and grassland; about

SIXTEEN-AND-THREE-QUARTER ACRES
WOULD BE SOLD WITH LESS LAND, GOLF AND FIRST-RATE SHOOTING
IN THE DISTRICT.

Inspected and strongly recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (E 7797.)

HEREFORDSHIRE

NEAR THE WORCESTER AND GLOUCESTER BORDER
One-and-a-half miles from Market Town and Station.

£4,000 ONLY.
TO REALISE QUICKLY,
AS OWNER GOING
ABROAD.

For SALE, this delightful
old

HOUSE

of the Elizabethan period,
300ft. above sea, with
glorious views, and re-
taining much old oak and
other features of interest.
Central heating, electric
lighting and pumping in-
stalled. The accommodation
comprises eleven bed
and dressing rooms, two
bathrooms, three reception
rooms, and room for
billiards, maids' sitting
room, etc.



GARAGE FOR THREE CARS, STABLING, ETC.

CHARMING OLD GARDENS, with cedars and up to 40 ACRES of grass as
required, also if wanted farmhouse, cottages and more land.

Full details from Owner's Agents,
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BUCKS

TO BE LET ON LEASE.



THIS CHOICE OLD
GEORGIAN
HOUSE

In a pleasant and rural
position, yet only a few
minutes from a station and
a quaint old Chilterns
township.

The Residence, with its typical period features, includes lounge hall, dining and
drawing rooms, eight bed and dressing rooms, bathroom, etc.

COMPANY'S WATER AND GAS.

Well-matured and skilfully disposed grounds of TWO-AND-A-HALF ACRES comprise
tennis lawn, paddock, kitchen garden, etc.

COTTAGE.

DOUBLE GARAGE.

Apply HAMPTON & SONS, 20, St. James' Square, S.W. 1. (R 32,707.)

EAST SUSSEX

IN A QUIET AND SECLUDED POSITION ON THE HIGH GROUND, HEATHFIELD.
TO BE LET, UNFURNISHED, ON LEASE.



A WELL-APPOINTED
MODERN
RESIDENCE,
beautifully placed with fine
sou'w views.

Lounge and inner halls,
three reception, twelve
bedrooms, three baths, and
ample offices.

ELECTRIC LIGHT.
CENTRAL HEATING.

LOVELY GROUNDS
of about
FIVE ACRES.

With tennis and croquet lawns, flower and old walled kitchen gardens, apple
and nut orchard, the property being surrounded by private estate of over 100
acres, well timbered.

Apply Messrs. E. WATSON & SONS, Estate Agents, Heathfield, Sussex; or
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Offices: 20, ST. JAMES' SQUARE, S.W. 1

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LONDON.

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EXECUTORS' SALE.

SEVENOAKS

500FT. ABOVE SEA LEVEL.

GRAVEL SOIL.

A MODERN HOUSE OF CHARACTER
in a most beautiful setting of

43 ACRES.

ONE OF THE BEAUTY SPOTS OF KENT.

AN HOUR'S MOTOR RUN FROM TOWN.

See it and you will be charmed, any day, any hour
Ask at the entrance lodge, The Hudson Estate,
Godden Green, Sevenoaks.

AGENTS, Messrs. IBBETT & Co., Sevenoaks; and
Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.



KENT AND SURREY

45 MINUTES' RAIL. PLEASURE AND PROFIT FARM.
UNIQUE PROPERTY. IDEAL FOR PEDIGREE HERD.

WELL-BUILT MODERN RESIDENCE, occupying high position with
extensive views; carriage drive; three reception, six bedrooms, bathroom;
unfailing water supply, drainage, telephone; excellent range of model farmbuildings
(pedigree herd of pigs now housed here); stabling and garage. Picturesque old
farmhouse of six rooms and bathroom, containing old oak beams (capable of enlarge-
ment), set of buildings; tiled bungalow; well-planned gardens. **HARD TENNIS**
COURT, woodland, arable and rich grassland; very fine **ORNAMENTAL LAKE** of
OVER FOUR ACRES, with boathouse, canoes and motor launch; excellent fishing
and bathing. **ABOUT 20 ACRES. STOCK AND FURNITURE IF DESIRED.**

Hunting and golf. **INSPECTED AND RECOMMENDED.**—SOLE AGENTS,
CURTIS & HENSON, 5, Mount Street, W. 1.

BY DIRECTION OF THE RIGHT HON. SIR JOHN SIMON, P.C., K.C.V.O., K.C.

FRITWELL MANOR, OXON

BICESTER AND HEYTHROP COUNTRY. EXCEPTIONAL HUNTING CENTRE.

TO BE LET, Furnished, from the end of September to mid-May, 1929, a perfect
specimen of a **TUDOR MANOR HOUSE**, standing on gravel and stone soil
420ft. above sea level. The accommodation includes spacious lounge and inner halls,
dining room, parlour, library, study, fourteen bedrooms, five bathrooms; electric
light throughout, central heating, ample water supply, modern drainage, telephone.

MATURED OLD FORMAL AND WALLED GARDENS.

New stabling, comprising eight large loose boxes, six other boxes, garage, and men's
rooms; paddock.

Rent, photos and all particulars of the Sole Agents, CURTIS & HENSON, 5, Mount
Street, W. 1.

30 MINUTES' RAIL FROM THE CITY AND WEST END BY EXPRESS SERVICE



WITHIN ONE MILE OF IMPORTANT JUNCTION,
OCCUPYING A GLORIOUS POSITION ABOUT

500FT. ABOVE SEA LEVEL.

On sandstone soil, and commanding magnificent views.

THE RESIDENCE is Elizabethan in character and
was erected regardless of cost. It contains **PAXELLED**
CENTRAL HALL (32ft. by 22ft., including staircase),
panelled dining room, charming drawing room, morning room,
billiard room, library and unusually good offices. There are
fourteen best bed and dressing rooms, four bathrooms, and
six servants' rooms.

CO.'S ELECTRIC LIGHT. CO.'S WATER AND GAS.
HEATING. TELEPHONE.

EXCELLENT BLOCK OF STABLING, GARAGE AND
MEN'S ROOMS.

MOST FASCINATING GARDENS

beautifully undulating and choicely timbered, with terraces,
lawns for tennis and croquet, grass slopes, rose pergolas;
in all

THREE ACRES.

CURTIS & HENSON, 5, Mount Street, W. 1.

ASHDOWN FOREST

CLOSE TO FIRST-CLASS GOLF.
600FT. ABOVE SEA LEVEL. SOUTHERN EXPOSURE. PANORAMIC VIEWS.
PERFECTLY DELIGHTFUL OLD-WORLD RESIDENCE, recently
erected as a complete replica of an **OLD SUSSEX MANOR HOUSE**, and fitted
with modern improvements; built of old stone and brick with Horsham slab roof
tiles; completely on two floors; long carriage drive; interior possessing old character-
istics. **FOUR RECEPTION. TWELVE BEDROOMS. TWO BATHROOMS.**
ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. water supply and
drainage; garage, stabling; picturesque old farmhouse full of old oak beams, two
cottages; unusually charming pleasure grounds, tennis, croquet and other lawns.
HARD COURT, orchard, kitchen garden and well-timbered meadowland; in all
ABOUT SIXTEEN ACRES. MODERATE PRICE. LIGHT DRY SOIL.
CURTIS & HENSON, 5, Mount Street, W. 1.

ASHDOWN FOREST

LOVELY POSITION. FINE VIEWS. SIXTEEN MILES FROM SEA.
CHARMING OLD TUDOR STONE-BUILT COTTAGE, part
tiled and weather boarded, old half-timber work; fitted with every convenience
recent heavy expenditure. **THREE RECEPTION. SEVEN BEDROOMS. TWO**
BATHROOMS. ELECTRIC LIGHT. RADIATORS. TELEPHONE. water supply,
drainage; garage for two cars and room for chauffeur; large bungalow with bathroom.
Old-world gardens, tennis lawn, rose garden, kitchen garden, fruit garden and orchard,
glasshouses, meadowland; in all

ABOUT FIVE ACRES. JUST IN THE MARKET.

First-class Golf.—Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

GOODWOOD AND CHICHESTER

ADJACENT TO THE LOVELY SOUTH DOWNS.
ATTRACTIVE OLD GEORGIAN RESIDENCE, upon which great
sums have been expended, occupying fine position facing South with fine views.
FOUR RECEPTION. ELEVEN BEDROOMS. TWO BATHROOMS.
ELECTRIC LIGHT. CENTRAL HEATING. WATER SUPPLY, DRAINAGE,
AND TELEPHONE.
Stabling and garage; **THREE COTTAGES**, farmery and buildings; shady grounds,
stately timber, tennis and croquet lawns, lime avenue, rhododendrons, walled kitchen
garden, orchard, glasshouses, park-like meadowland; in all about **SIXTEEN ACRES.**
Hunting and golf. **REDUCED PRICE.**—CURTIS & HENSON, 5, Mount Street, W. 1.

DORKING AND REIGATE

45 MINUTES' RAIL CITY AND WEST END.
UNUSUALLY WELL-BUILT MODERN RESIDENCE, occupying
fine situation, 300ft. above sea level, with extensive views; winding carriage
drive; **FOUR RECEPTION. FOURTEEN BEDROOMS. FOUR BATHROOMS.**
ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.
Co.'s water, modern drainage; stabling, garage for four cars, two cottages; well laid-
out pleasure grounds, terrace, tennis lawn, space for three courts, formal rose garden,
rock garden, rhododendrons, kitchen garden, glasshouses, meadow and woodland.
ABOUT 28 ACRES (more land up to 100 acres available). **REDUCED TERMS.**
Hunting and golf.—CURTIS & HENSON, 5, Mount Street, W. 1.

GODALMING & PETWORTH

Beautifully wooded surroundings, 300ft. above sea level.

PICTURESQUE HALF-TIMBERED
RESIDENCE, dating back to the **XVTH**
CENTURY.

It possesses many old world characteristics, including
oak beams and open fireplaces, and other period
features, and occupies fine position with charming
views.

THREE RECEPTION, TEN BED AND DRESSING
ROOMS, TWO BATHROOMS.

ELECTRIC LIGHT (can be installed).
COMPANY'S WATER. TELEPHONE.

Old brick outbuildings, two garages, stabling, two
cottages; delightful pleasure grounds, easily main-
tained tennis court, flower and kitchen gardens, fine
trees, orchard, meadow and woodland; in all

ABOUT 23 ACRES. PRICE £6,000.

Excellent golf. Hunting.—CURTIS & HENSON, 5,
Mount Street, W. 1.



LAND AND
ESTATE AGENTS.

Telephone 21.

ESTABLISHED 1812.

GUDGEON & SONS

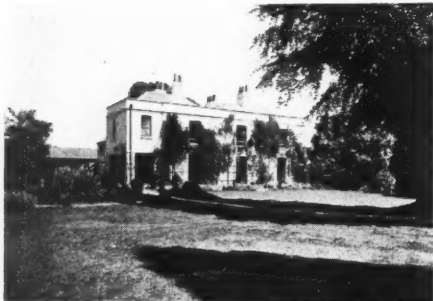
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AND VALUERS.

Telegrams: "Gudgeons."

HAMPSHIRE

HUNTING AND GOLF.



Apply GUDGEON & SONS, Estate Agents, Winchester. (Folio 1739.)

A GEORGIAN RESIDENCE

In park-like surroundings, eight-and-a-half miles from county town: excellent omnibus service in the village. Three reception rooms, seven bedrooms, two bathrooms, well-appointed domestic offices. Electric light, hot and cold water laid on to bedrooms, independent boiler, telephone. Cottage, garage, stabling. Pleasure grounds with tennis court, pastureland sloping to the south with fine old trees. Total area about

ELEVEN ACRES.

HAMPSHIRE

300FT. UP WITH UNINTERRUPTED VIEW OVER PICTURESQUE COUNTRY.

AN OLD-FASHIONED RESIDENCE.

now replete with every possible modern convenience, situate on the outskirts of a good village between PETERSFIELD and WINCHESTER. Two reception rooms, four or five bedrooms, bathroom. Electric light, central heating, independent boiler, telephone, water pumped by engine. Garage, greenhouse and useful outbuildings. The garden is a feature of the Property. Total area

ONE-AND-A-HALF ACRES.



Apply GUDGEON & SONS, Estate Agents, Winchester. (Folio 1470.)

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F. L. MERCER & CO.

7, SACKVILLE STREET, PICCADILLY, W. 1

ESTABLISHED NEARLY HALF-A-CENTURY

Telegrams:

"Merceral, London."

NEAR CHELMSFORD. 45 MINUTES FROM LONDON

AMIDST PLEASANT AND RURAL SURROUNDINGS.

EXCELLENT SOCIAL AND SPORTING NEIGHBOURHOOD.
CLOSE TO YACHTING CENTRE.

A "GEORGIAN-STYLE" RESIDENCE

admirably arranged and mainly on two floors. Modernised and vastly improved in recent years. Representing a total outlay of more than £10,000 to the present owner.

FINE LOUNGE HALL, TEN BED AND DRESSING ROOMS, THREE LARGE RECEPTION ROOMS, THREE BATHROOMS, ELECTRIC LIGHTING, RADIATORS, MAIN WATER.

Capital outbuildings. Garage. Stabling. A pair of well-built cottages.

LOVELY OLD-WORLD GROUNDS of more than usual charm, wide-spreading lawns and plenty of fine trees. The whole Property is in absolutely perfect order.

FIVE ACRES. FREEHOLD.

FOR SALE AT BARELY MORE THAN HALF THE ORIGINAL COST.

Very strongly recommended. Illustrated particulars from
F. L. MERCER & Co., 7, Sackville Street, W. 1. Tel., Regent 6773.



RUMSEY & RUMSEY

LAND AND ESTATE AGENTS, BOURNEMOUTH
(EIGHT OFFICES)

DORSET

HUNTING WITH THREE PACKS.

A GENUINE TUDOR RESIDENCE, delightfully situate in the most beautiful part of the County.



Hall.
Four reception rooms,
Billiard room,
Seventeen bed and dressing rooms,
Three bathrooms,
Excellent offices.

ALL MODERN CONVENIENCES.

STABLING, GARAGES, AND FOUR COTTAGES.

Ample farmbuildings.

OLD-WORLD PLEASURE GROUNDS
AND WELL-TIMBERED PARKLANDS;
in all about 30 ACRES.

FOR SALE AT A LOW FIGURE.
EXTRA LAND AVAILABLE IF REQUIRED.

(Folio 1526.)

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50, JERMYN STREET, LONDON, S.W. 1.

RURAL SURREY.

Few miles from Guildford, Godalming and Horsham.



BEAUTIFUL ELIZABETHAN FARMHOUSE most tastefully restored and containing large quantities of old oak beams and many other interesting features; ten bed and dressing rooms, two bathrooms, lounge hall, three reception rooms; stabling and garages, two cottages; Company's water, modern drainage. DELIGHTFUL OLD-WORLD GARDEN and pastureland, well timbered. 23 ACRES in all. MODERATE PRICE.—Inspected and strongly recommended by the Agents, Messrs. CLARK and MANFIELD, as above.

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AUCTIONEERS AND ESTATE AGENTS, OXTED, SURREY.

And at
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AN ENCHANTING LITTLE OAK-BEAMED COTTAGE RESIDENCE.

£900 ONLY IS REQUIRED for the Freehold of the above charming COTTAGE, full of old oak timbering, old open fireplaces, etc.; five bed, two sitting rooms, etc.; beautiful small garden with summer-house; Co.'s water, gas and electric light, main drainage.—Strongly recommended by F. D. IBBETT and Co., F.A.I., Oxted, Surrey.



A PROPERTY THAT IS DIFFERENT. BEAUTIFUL CROCKHAM HILL (magnificent views, perfect seclusion and quietude, yet only 25 miles from London).—This charming RESIDENCE, converted from an old oast house some years back by an eminent London architect; five bedrooms, bathroom, two reception rooms, loggia, etc.; facing due south; wonderful garden, orchard and paddock, in all about five-and-a-half acres; garage and stabling; electric light, central heating, Co.'s water. Price £4,000. Freehold.—Strongly recommended by F. D. IBBETT & Co., F.A.I., Oxted.

BUCKLAND & SONS

154, FRIAR STREET, READING.
WINDSOR, SLOUGH AND LONDON.
Phone Nos. Reading 1890 and 422.



DELIGHTFUL POSITION, 500FT. UP; MAGNIFICENT VIEWS; between READING and HENLEY.—For SALE, a fascinating Tudor RESIDENCE, in perfect order; oak beams, open fireplaces; six bedrooms, fitted lavatory basins, bathroom (h. and c.); three reception. GARAGE; ELECTRIC LIGHT. MAIN WATER, TELEPHONE. Range of farmbuildings, two cottages and 36 acres of pasture and arable land. Price £3,750.—BUCKLAND & SONS, 154, Friar Street, Reading. (3477.)

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6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1

Telephone:
Grosvenor 3273
(5 lines).

SHROPSHIRE AND STAFFS BORDERS

Convenient for London and Manchester. Three hours from London, L.M.S. Main Line.

A VERY ATTRACTIVE PROPERTY OF

90 ACRES,
in a ring fence,

including this fine TWO-STORIED GEORGIAN TYPE HOUSE, standing high up
in parklike grounds, with LARGE LAKE.

Hall, four lofty reception rooms, fifteen bedrooms, three bathrooms.

ELECTRIC LIGHT. MAIN WATER. TELEPHONE.

STABLING FOR SEVERAL HORSES. GARAGES, FARMBUILDINGS, AND
TWO COTTAGES.

THE BEAUTIFUL GARDENS ARE A FEATURE.
partly walled, and include two tennis lawns, lake of four acres.

THE REMAINDER IS RICH GRASSLAND AND SPORTING WOODLAND.

A DAIRY FARM OF 107 ACRES ADJOINING CAN BE PURCHASED.

Strongly recommended from personal inspection by JOHN D. WOOD & Co., 6,
Mount Street, W. 1. (70,585.)



SUSSEX

IN THE BEAUTIFUL UCKFIELD DISTRICT, NINE MILES FROM LEWES.

THURSTON HALL ESTATE OF 582 ACRES.

including this most desirable modern RESIDENCE, containing panelled hall, three reception rooms, billiard room, nine bed and dressing rooms, three bathrooms.



All modern conveniences, including

ELECTRIC LIGHT, CENTRAL HEATING, PRIVATE WATER SUPPLY,
MODERN SEPTIC TANK DRAINAGE, TELEPHONE.

BEAUTIFUL TERRACED GROUNDS WITH LAKE OF THREE ACRES

and model pedigree stock farm buildings, including

ONE OF THE FINEST COWHOUSES IN THE COUNTRY.

with standings for 50, range of 32 boxes for show cattle and ample covered yard
accommodation.

Water laid on to buildings which have modern drainage. The land is mainly pasture
of good feeding quality.

TEN COTTAGES INCLUDED.

EXCELLENT SHOOTING.

The whole Property is in hand and can be bought with vacant possession at a very
REASONABLE PRICE.

Plan, photographs and full information from the Agents, Messrs. JOHN D. WOOD
and Co., 6, Mount Street, London, W. 1. (31,525.)

OVERLOOKING THE BEAUTIFUL WYE VALLEY

THIS EXCEEDINGLY WELL-BUILT AND EQUIPPED
MODERN HOUSE, containing hall, three reception, five bedrooms and bath.

ELECTRIC LIGHT. GOOD SUPPLY OF WATER. MODERN DRAINAGE.

250ft. up on sandy rock.

PRETTY WELL-TIMBERED GARDEN. TENNIS LAWN.

Garage. Farmery. Orchards and woodlands;

in all about

SEVEN ACRES.

SALMON AND TROUT FISHING, HUNTING AND GOLF AVAILABLE

FOR SALE AT A REASONABLE PRICE.



For further details apply Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (71,950.)



BUCKS AND OXON BORDER

ABOUT ONE HOUR FROM TOWN.

Hunting five days a week with the Bicester and Whaddon Chase.

THIS PARTICULARLY PICTURESQUE

ORIGINAL HALF-TIMBERED TUDOR HOUSE,

with many period features, carefully restored and modernised, and in perfect order,
ready for immediate occupation.

Hall, three reception, seven bedrooms, two dressing rooms, bathroom.
Oak beams in practically every room.

ELECTRIC LIGHT. NEW DRAINAGE. TELEPHONE.

BEAUTIFUL OLD OAK-TIMBERED TITHE BARN. STABLING FOR FOUR
HUNTERS.

Garage. Splendid cottage.

PRETTY OLD-WORLD GARDEN,

surrounded by brick wall, splendid tennis court and kitchen garden; in all about
TWO ACRES.

PRICE FREEHOLD, ONLY £4,000.

Inspected and recommended by JOHN D. WOOD & Co., 6, Mount Street, W. 1.
(40,764.)

JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

Telephone No.:
Grosvenor 1553 (3 lines).

GEORGE TROLLOPE & SONS

(ESTABLISHED 1778.)

25, MOUNT STREET, GROSVENOR SQUARE, W. 1

And at
Hobart Place, Eaton Sq.,
West Halkin St., Belgrave Sq.,
45, Parliament St.,
Westminster, S.W.

NEAR SEVENOAKS

IN A BEAUTIFULLY WOODED DISTRICT.



PICTURESQUE OLD MANOR HOUSE, recently brought up to date in **CHARMING OLD-WORLD GARDENS** with ornamental water; nine bed, two baths, four reception rooms.

ELECTRIC LIGHT.

COMPANY'S WATER.

Buildings.

Two cottages.

50 ACRES.

£8,750.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (A 2065.)

HERTFORDSHIRE

BEST RESIDENTIAL PART. RURAL COUNTRY. 35 MINUTES LONDON.



Half-a-mile of station. Near first-rate golf course.
COMFORTABLE OLD-FASHIONED RESIDENCE: lounge hall, four reception, eleven bed, two baths; every modern convenience. The picturesque grounds are secluded and away from all heavy motor traffic and comprise two excellent tennis courts, partly walled and productive kitchen garden; cottage and garage, together with a park-like meadow: in all **TEN ACRES.**

FOR SALE, GREATLY REDUCED PRICE. Soil, gravel and chalk. Inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (C 4514.)

SUSSEX.

WITHIN DAILY REACH OF THE CITY

GENUINE ELIZABETHAN HOUSE

IN A CHOICE POSITION 300FT. ABOVE SEA LEVEL, COMMANDING PANORAMIC VIEWS.



OVER 300 YEARS OLD.

A RED BRICK GABLED HOUSE WITH STONE-MULLIONED WINDOWS.

Square hall with gallery staircase, four reception rooms, ten (or more) bedrooms, three bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.

Massive oak beams, panelling, open fireplaces with Tudor stone arches in almost every room.

330 ACRES.

mostly let on yearly tenancy.

FARMBUILDINGS and COTTAGES.

Two lakes, one stocked with trout.

Confidently recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (C 2783.)

BEAUTIFUL MIDHURST DISTRICT

STONE-BUILT HOUSE AND
TWELVE ACRES

FOR SALE,

COMMANDING FINE VIEWS AND BORDERED BY RIVER ROTHER, affording

FISHING AND BOATING.

Ten bed, three bath, billiard, three reception rooms.

COMPANY'S WATER.

CENTRAL HEATING.
BUILDINGS.

GAS.
TWO COTTAGES.

HUNTING.

GOLF.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (2385.)

BUCKS

NEAR BURNHAM BEECHES.

£2,200.

MODERN GEORGIAN HOUSE

(pre-war),

UNUSUALLY BRIGHT AND SUNNY, FACING SOUTH, AWAY FROM ROAD.

Six bed, bath, three reception rooms, square hall.

ELECTRIC LIGHT.

COMPANY'S WATER.

TENNIS LAWN, ETC.

HALF-AN-ACRE.

Strongly recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (C 6286.)

NEAR TUNBRIDGE WELLS

HIGH GROUND. SOUTH ASPECT.

CONTAINING A WEALTH OF OLD OAK.

THIS GENUINE HALF-TIMBERED FARMHOUSE, modernised and renovated, entirely in keeping; eight bed (with basins), two baths, four reception, dairy; oak floors, oak doors and charming old king post; electric light, central heating, good water, modern drainage and telephone.

GARAGE.

STABLING.

Useful buildings. Three cottages.

DELIGHTFUL OLD-WORLD GARDENS AND Paddock.

SEVEN ACRES.

FOR SALE, FREEHOLD. MODERATE PRICE.

Inspected and recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, W. 1. (A 2508.)



Telegrams:

"Richmond," Bournemouth.

HANKINSON & SON

LAND AND ESTATE AGENTS, BOURNEMOUTH

'Phone: 1307

REPUTED TO BE THE OLDEST OCCUPIED HOUSE IN DORSET

AND THE THIRD OLDEST IN ENGLAND.

A GEM OF HISTORICAL
AND ANTIQUARIAN INTEREST.

In perfect preservation and repair, delightfully placed on the banks of a pleasant river in matured grounds and paddocks of about **THREE ACRES**, with private landing stage from the lawns.

Accommodation: Four reception, ten bed, two bathrooms, ample offices.

ALL CONVENIENCES.

ELECTRIC LIGHT. CO.'S GAS AND WATER.

INDEPENDENT HOT WATER.

CENTRAL HEATING.

MODERN DRAINAGE.

TELEPHONE.



SOUTH FRONT FROM THE RIVER.



EAST FRONT AND FORMAL GARDEN.

GARAGE. FINE OLD STONE-BUILT BOATHOUSE. CHAUFFEUR'S QUARTERS.

FOR SALE, FREEHOLD, WITH POSSESSION.

Kens. 1490.

Telegrams:

"Estate, c/o Harrods, London."

HARRODS Ltd., S.W.1

Surrey Office:
West Byfleet.

KINGSWOOD, NEAR WALTON HEATH GOLF COURSE



CHARACTER HOUSE.
ON HIGH GROUND WITH GOOD VIEWS.
Lounge hall, two reception rooms, cloakroom (h. and c.), eight bed and dressing rooms, bathroom and exceptionally good offices.
ELECTRIC LIGHT. GAS. CENTRAL HEATING. TELEPHONE. CO.'S WATER.
Independent hot water supply.
LARGE GARAGE FOR TWO CARS.
CHAUFFEUR'S COTTAGE.
Attractive grounds with tennis lawn, kitchen garden, herbaceous borders, rockery; in all nearly
TWO ACRES.
LOW PRICE FOR IMMEDIATE SALE.
Inspected and strongly recommended by HARRODS LTD., 62-64, Brompton Road, S.W. 1.



EASY REACH OF NEWMARKET

GREATEST BARGAIN ON OFFER RECOMMENDED FROM INSPECTION.
RESIDENTIAL AND SPORTING PROPERTY.

Medium-sized Tudor Residence, containing lounge hall, three reception, billiard room, twelve bedrooms, four bathrooms, offices. Oak panelling and carving, Tudor fireplaces, valuable tapestries.



Excellent stabling.
Garage, three cottages, first-class farmbuildings. Heavily timbered pleasure grounds, tennis and croquet lawns, walled kitchen garden, four acres of orchard, glasshouses, together with a little arable land and rich pastureland.
400 ACRES.
Lake stocked with trout.
Golf. Hunting. Fishing.

ONLY £14,500. Might sell with less land.
HARRODS LTD., 62-64, Brompton Road, S.W. 1.

CHESHIRE AND SHROPSHIRE BORDERS

(NEAR WHITCHURCH). SPLENDID SHOOTING AND HUNTING.
EXCELLENT SPORTING FACILITIES. WELL-KNOWN COUNTY SEAT.

With a Residence in the Georgian style, standing in well-timbered parkland, with a four-acre lake. Hall, three fine sitting rooms, business room, sixteen bed and dressing rooms and four bathrooms. Company's water.

Electric light, telephone, independent hot water. Finely timbered grounds, walled kitchen garden, tennis and other lawns, rose garden, etc., pastureland and woodlands; in all nearly
90 ACRES.
Stabling for seven horses, four garages, farmery, two cottages.



LOW PRICE TO ENSURE A SALE.

HARRODS LTD., 62-64, Brompton Road, S.W. 1.

FIRST-CLASS OPPORTUNITY FOR A BUSINESS MAN



HARRODS' RECOMMENDATION.
A PROPERTY OF EXCEPTIONAL CHARM.
MUST BE SEEN TO BE APPRECIATED.
PRICE REDUCED TO £3,000 TO ENSURE AN EARLY SALE.
SHORT RUN SOUTH.
FINE LOUNGE 34ft. by 24ft.
Hall, reception room, six bedrooms, bathroom, offices.
CO.'S ELECTRIC LIGHT, GAS AND WATER.
MAIN DRAINAGE.
LARGE GARAGE. OUTBUILDINGS.
DELIGHTFUL PLEASURE GROUNDS, tennis and ornamental lawns; in all about
ONE-AND-A-QUARTER ACRE.
HARRODS LTD., 62-64, Brompton Road, S.W. 1, and West Byfleet.



EXCELLENT YACHTING CENTRE

HANTS. CONVENIENT FOR SOUTHAMPTON.

CHOICE RESIDENTIAL PROPERTY.

consisting of a thoroughly modernised Residence, standing in finely-timbered grounds with ten-tent-cas tennis court, kitchen and fruit gardens, woodland walks, etc.; six large bedrooms, three bathrooms, large hall with gallery. In lodge, extra bedrooms, three bathrooms, etc. (for servants or visitors).



Central heating.
Electric light and water laid on, main drainage. Garage for four cars. Cottage.
The Residence has been the subject of a large expenditure in the way of reconstruction, hardwood block floors throughout, new bathrooms and fittings and decorations of the best in good taste.

FOR SALE AT A MODERATE PRICE.

Inspected and recommended by Sole Agents, HARRODS LTD., 62-64, Brompton Road, S.W. 1.

SURREY HILLS

Favourite district; 40 minutes Victoria, Cannon Street and London Bridge

ATTRACTIVE PRE-WAR HOUSE.

600ft. up. South aspect, commanding pretty outlook.

Square hall, two reception rooms, five bedrooms, bathroom, kitchen and offices.
Co.'s gas and water.
Electric light.

GOOD GARAGE.
The gardens are a feature, tennis lawn, well-stocked kitchen garden, flowers, etc.; in all about

ONE ACRE.



PRICE ONLY £2,750.

HARRODS LTD., 62-64, Brompton Road, S.W. 1.

THE SUBJECT OF AN ARTICLE IN "COUNTRY LIFE"

ILLUSTRATION OF A GARDEN OF A TUDOR GEM AT HERNE BAY

£2,500.

OLD-WORLD COTTAGE.

full of oak beams and inglenooks, with beautiful

OAK PANELLING AND MAPLE FLOORING,

with all modern conveniences, and run at a minimum expense.

RECENTLY RESTORED REGARDLESS OF COST.

Aspect S.W. Near to station, 20 minutes' walk from golf, and London can be reached in one-and-a-half hours.



Contains two delightful reception rooms, large closed-in verandah, four bedrooms (running water), tiled bathroom, kitchen, etc.

COMPANY'S WATER AND GAS.

ELECTRIC LIGHT AVAILABLE.

Main drainage. Telephone. Garage.

REALLY BEAUTIFUL GARDEN

with pergolas, crazy paving, flower beds, etc., the whole forming a very delightful Property.

Full particulars and illustrations with
HARRODS LTD., 62-64, Brompton Road, S.W. 1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1

BY DIRECTION OF C. F. SIBLEY, ESQ.

HERTFORDSHIRE

One-and-a-half miles from Harpenden and Wheathampstead Stations, five miles from St. Albans, seven miles from Luton, and 24 miles from London.

THE ATTRACTIVE FREEHOLD ESTATE, THE GROVE, HARPENDEN

Occupying an important position 400ft. above sea level, between Harpenden, Wheathampstead and St. Albans.

THE HISTORICAL QUEEN ANNE RESIDENCE.

standing on gravel soil in a miniature park, contains lounge hall, two reception rooms, fine old panelled dining hall with minstrel gallery, study, nine bedrooms, bathroom, and domestic offices.

ELECTRIC LIGHT. CENTRAL HEATING.

GOOD WATER SUPPLY.

MODERN DRAINAGE.



Solicitors, Messrs. HOPWOOD & SONS, 13, South Square, Gray's Inn, W.C. 1.
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

STABLING.
GARAGE AND CHAUFFEUR'S COTTAGE.
DELIGHTFUL OLD-WORLD
GARDENS.

HOME FARM AND PIPERS FARM.
FOUR COTTAGES. WOODLANDS.

The Estate extends to about

237 ACRES

and will be offered with VACANT POSSESSION (subject to service tenancies).

To be offered for SALE by AUCTION, as a WHOLE or in LOTS, in September (unless previously sold privately).

SUSSEX COAST

Half-a-mile from station, one-and-a-half hours from London, ten minutes' walk from the sea, one mile from famous Golf Course.

TO BE SOLD.

AN ELIZABETHAN MANOR HOUSE

in a delightful secluded position. Enlarged under the direction of an eminent architect; half-timbered with tiled roof, and containing a wealth of fine oak panelling. The accommodation comprises entrance and lounge halls, billiard room, three reception rooms, twelve bed and dressing rooms, four bathrooms, and complete offices. Many of the principal rooms are tastefully decorated in the style of various periods, and the House is equipped with every modern convenience.

ELECTRIC LIGHT. CENTRAL HEATING.
MAIN WATER AND GAS. TELEPHONE.

Stabling and garage premises.

CHARMING OLD ENGLISH GARDENS

in character with and forming an ideal setting to the House; they include formal garden with box hedges, tennis and croquet lawns, and orchard; in all about

FOUR ACRES.

PRICE, FREEHOLD, £10,500.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (21,703.)



NEAR AN IMPORTANT SOUTH COAST TOWN

TO BE SOLD, FREEHOLD,

A MANSION,

situated 200ft. above sea level, and which is at present used for scholastic purposes.

It commands fine views over the sea, from which it is 20 minutes' walk, and contains:

Spacious hall, five reception rooms, dining room, chapel, nineteen large rooms for dormitories or class rooms, 20 bedrooms, kitchen and offices.



Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (24,613.)

COMPANIES' GAS AND WATER.

MAIN DRAINAGE.

THE GROUNDS

comprise lawns and shrubberies, and extend in all to about

SEVEN ACRES.

MORE LAND ADJOINING COULD BE HAD.

KENT COAST

ON THE EDGE OF THE CLIFF.

WITH MAGNIFICENT SEA VIEWS AND PRACTICALLY ADJOINING THE GOLF LINKS; ONE-AND-A-HALF MILES FROM WALMER STATION.

THE FREEHOLD RESIDENTIAL PROPERTY, KINGSDOWN HOUSE

NEAR DEAL.

THE ATTRACTIVE MARINE RESIDENCE enjoys south and east aspects and is entirely secluded, standing in lovely old grounds and parkland.

It is approached by a carriage drive and contains lounge hall, three reception rooms, billiard room, eighteen bed and dressing rooms, bathroom, and complete offices.

CENTRAL HEATING. ELECTRIC LIGHT.

COMPANY'S WATER. TELEPHONE.

GARAGE FOR FOUR CARS. STABLING.

TWO COTTAGES.

MATURED PLEASURE GROUNDS

tastefully laid out in wide-spreading lawns, adorned with magnificent old cedar, oak and other timber, tennis lawn, rose and herbaceous gardens, kitchen garden.

In all about

SIXTEEN-AND-A-QUARTER ACRES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1, and Ashford, Kent.



KNIGHT, FRANK & RUTLEY,
AND
WALTON & LEE,

20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
41, Bank Street, Ashford, Kent.
Bridge Road, Welwyn City.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xv., xxvi. and xxvii.)

Telephones:

314 } Mayfair (8 lines).
3066 }
20146 Edinburgh.
327 Ashford, Kent.
248 Welwyn Garden.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1

HEREFORDSHIRE

FOUR MILES FROM HEREFORD. NINE MILES FROM LEOMINSTER.
200ft. above sea level.



THE HISTORIC FREEHOLD RESIDENTIAL AND MANORIAL ESTATE,

MORETON COURT, HEREFORD

extending to about

944 ACRES

THE STately RESIDENCE, substantially built of stone about 60 years ago in the Italian Elizabethan style, is seated in a finely timbered park. It contains hall, four reception rooms, boudoir, 23 bed and dressing rooms, two bathrooms and complete offices.

AMPLE PRIVATE WATER SUPPLY. ELECTRIC LIGHT CABLE AVAILABLE.

CENTRAL HEATING.

TELEPHONE.

Stabling and garage premises, three cottages. TERRACED PLEASURE GROUNDS, with three tennis courts and archery ground, walled garden and ornamental shrubberies.

FOUR RICH AGRICULTURAL HOLDINGS.

Four dwelling houses, eight cottages. Orchards, hopland and rich riverside feeding pastures.

The Lordship of the Manor of Marden.

Trout fishing in the River Lugg (which bounds the Property), hunting with four packs, good shooting, golf course three miles distant.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

A PERFECTLY RESTORED

XIIITH CENTURY MANOR HOUSE

beautifully situated on the SOUTHERN SLOPE OF LEITH HILL. Two-and-a-half miles from Ockley Station (London 70 minutes), seven to eight miles from Dorking. Dating back in part to the early XIIITH century, restored and most carefully modernised and enlarged.

FOR SALE, FREEHOLD, BY PRIVATE TREATY.

FINE OLD HALF-TIMBERED RESIDENCE in mellow red brick, with roof of grey Horsham stone slabs. Entrance hall 21ft. by 18ft. open to the roof, dining room 21ft. by 15ft., with original inglenook fireplace, sitting room 28ft. by 15ft. 10in., and morning room opening to the terrace gardens, five principal bed and dressing rooms, three servants' bedrooms, four bathrooms. A remarkable wealth of interior old oak timbering. Every possible modern convenience, including electric light, central heating, telephone, and drainage on most approved principles.

GARAGE FOR FOUR CARS.

PAIR OF EXCELLENT COTTAGES.

DELIGHTFUL GROUNDS, with herbaceous, rose, and formal gardens, hard and two grass tennis courts, and meadowland: in all about

33 ACRES.

HUNTING with the Surrey Union.

Several GOLF COURSES within easy reach.

FOR OVER THREE CENTURIES THE MANOR HOUSE WAS IN THE POSSESSION OF A FAMOUS FAMILY; THE PREVIOUS OWNERSHIP MAY BE TRACED FROM AT LEAST 1280.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (23,449.)



AT A REDUCED PRICE.

DUMFRIESSHIRE

IN A BEAUTIFUL SITUATION ON THE WOODED BANKS OF THE KIRTLE: FOURTEEN MILES FROM CARLISLE.



THE ATTRACTIVE RESIDENTIAL ESTATE OF

COVE

WITH TROUT AND SEA TROUT FISHING.

COVE HOUSE, one of the most delightful of the smaller houses in a favourite residential district, overlooks an exceptionally beautiful glen and river, and contains three reception rooms, eight bed and dressing rooms, ample servants' bedrooms, and domestic offices.

GARAGE, STABLING, Etc.

SHOOTING OVER ABOUT 500 ACRES affords a mixed bag of pheasants, partridges, rabbits, pigeons, grouse, woodcock, snipe, etc.

FISHING IN TWO MILES OF THE RIVER KIRTLE. GOOD TROUT FISHING. HUNTING with the Dumfriesshire Foxhounds and Otter Hounds.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1., and 90, Princes Street, Edinburgh.

BY DIRECTION OF THE REPRESENTATIVES OF THE LATE MRS. GILBERT.

AS A WHOLE OR IN FOUR LOTS.

CORNWALL

adjoining the county town of Bodmin, in an excellent social and sporting district: ten miles from Fowey, sixteen miles from Padstow, and 32 miles from Plymouth.

THE FREEHOLD RESIDENTIAL AND HISTORICAL PROPERTY,

THE PRIORY, BODMIN

(BUILT ON THE SITE OF ST. PETROCK'S PRIORY), combining to the fullest extent the advantages of Town and country and extending to about

34 ACRES.

THE COMFORTABLE GEORGIAN RESIDENCE contains hall, four reception rooms, boudoir, nine bed and dressing rooms, bathroom, and offices, and is placed in matured and secluded grounds and gardens, with picturesque fish ponds, stabling for six, garage and

A SET OF FARMBUILDINGS,

together with several enclosures of finely timbered grassland, which occupy a key position in relation to the extension of the Town on one side, and are RIPE FOR BUILDING DEVELOPMENT, with gas, water, and electric light supplies and main drainage available.

To be offered for SALE BY AUCTION, at the Royal Hotel, Bodmin, on Saturday, September 8th, 1928, at 2 p.m. (unless previously Sold by Private Treaty).

Solicitors, Messrs. POMERY & GILL, Bodmin.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY,
AND
WALTON & LEE,

20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
41, Bank Street, Ashford, Kent.
Bridge Road, Welwyn City.

(Knight, Frank & Rutley's advertisements continued on pages iii., v. xiv., xxvi. and xxvii.)

Telephones:

314 Mayfair (8 lines).
3068 Edinburgh.
20146 Edinburgh.
327 Ashford, Kent.
248 Welwyn Garden.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1



GLOS £3,750

THIS ATTRACTIVE
COTSWOLD RESIDENCE.

Lounge, 3 reception, bathroom, 7 bedrooms.

Co.'s water.
Central heating, main drainage, gas.

GARAGE. CHARMING GROUNDS.

TRESIDDER & Co., 37, Albemarle St., W. 1. (15,602.)

Inspected and strongly recommended.

£2,500 WITH 1½ ACRES.
£3,750 WITH 5 ACRES.

S. DEVON (views over sea and coast line).—Stone-built RESIDENCE with well-proportioned accommodation; carriage drive, entrance lodge.

Billiard and 4 reception, bathroom, 8 bedrooms.
COMPANY'S WATER. GAS. MAIN DRAINAGE.
GARAGE. STABLING.

Delightful yet inexpensive grounds, walled kitchen garden, 2 glasshouses.

TRESIDDER & Co., 37, Albemarle St., W. 1. (15,543.)

LOW PRICE WITH 18 OR 38 ACRES.

BERKS (daily reach London: fine situation nearly 500ft. up on light soil, facing south).—An attractive modern RESIDENCE, containing:

Lounge hall, billiard and 3 reception rooms,
3 bathrooms, 15 bed and dressing rooms.
Co.'s electric light and water, central heating, modern drainage.

Garage for 4 cars, stabling, 2 cottages, farmery.

Lovely grounds with grass and hard tennis court, woodland and pasture.

TRESIDDER & Co., 37, Albemarle St., W. 1. (15,087.)



Inspected and strongly recommended.

LOW PRICE WITH 31 ACRES.

4 MILES FOLKESTONE

An exceptionally well-equipped and picturesque QUEEN ANNE RESIDENCE, standing 500ft. above sea level.

Hall, 3 reception, 3 bathrooms, 6 bedrooms.
Electric light. Co.'s water. Telephone. Central heating.
Stabling. Garage. 2 cottages. Good farmbuildings.
Charming gardens, tennis lawn, plantations, grassland.
TRESIDDER & Co., 37, Albemarle St., W. 1. (15,203.)

SUFFOLK COAST (fine position on sandy soil, facing S.W.).—For SALE, GEORGIAN RESIDENCE, containing lounge hall, 4 reception rooms, 8 bedrooms, bathroom, etc.

Every modern convenience. Stabling, garage.
Charming well-timbered grounds (entirely surrounded by high wall), with tennis and croquet lawns, kitchen garden and grassland; in all about

4½ ACRES.

TRESIDDER & Co., 37, Albemarle St., W. 1. (15,556.)

Telephone:
Tunbridge Wells
1153 (2 lines).

BRACKETT & SONS

London Office:
Gerrard 4634.

27 & 29, HIGH ST., TUNBRIDGE WELLS, and 34, CRAVEN ST., CHARING CROSS, W.C. 2



600 FT. ABOVE SEA LEVEL (in a delightful situation on the Sussex Hills, less than a mile from station, London in 63 minutes).—The FREEHOLD PROPERTY, "CHERRY TREE COTTAGE," WADHURST, comprising a two-century old Sussex cottage with oak beams, oak panelling and many quaint features, yet having modern appointments, such as bath, ideal boiler, radiators, etc.; two sitting rooms, four bedrooms, bathroom and ground floor offices; pretty garden and field; in all about TWO-AND-A-QUARTER ACRES.

BRACKETT & SONS will SELL the above at the Swan Hotel, Tunbridge Wells, on Friday, September 7th, 1928, at 4 p.m., unless previously disposed of.—Vendor's Solicitors, Messrs. CHEALE, SON & MITCHELL, Tunbridge Wells. Auctioneers' Offices, 27 and 29, High Street, Tunbridge Wells, and 34, Craven Street, Charing Cross, W.C. 2.



APPLEDORE, KENT.—£1,100.—Attractive Freehold XVIII CENTURY FARMHOUSE containing
Three reception rooms,
Three bedrooms,
Usual domestic offices;
Farmbuildings, garden, etc.

in all about ONE ACRE, or with orchard adjoining and THREE ACRES, price £1,300.

MORE LAND IF REQUIRED.

(Fo. 26,035.)

WOODCOCK & SON

Phones: Mayfair 5411 (3 lines); Ipswich 2801.
LONDON OFFICE: 20, CONDUIT STREET, W. 1.
PROVINCIAL OFFICE: 16, ARCADE ST., IPSWICH.

EASY DRIVE SUFFOLK COAST (two-and-a-half miles main line).—Gentleman's delightful COUNTRY RESIDENCE, full of charming old oak and pleasure farm; oak-panelled lounge, dining and billiard rooms, seven bedrooms (three with lavatory basins, h. and c.), bathroom; electric light; pretty gardens; garage for four, ample buildings, and 40 acres. Shooting, fishing, golf. Freehold £3,000.—(Reply Ipswich.)

ONE MINUTE FROM RIVER YARE.

THREE-AND-A-HALF MILES NORWICH CITY.—Artistic small COUNTRY HOUSE in exceptional grounds of great natural beauty, with panoramic views; three reception, four bed, bath (h. and c.), etc.; prolific gardens; two garages. Freehold £1,600; or with two cottages, £1,950. Only needs seeing.—WOODCOCK & SON, Ipswich.

EASY REACH NORWICH AND COAST RESORTS. SUFFOLK.—Gentleman's exquisitely situated COUNTRY RESIDENCE; imposing hall, three charming reception, seven bedrooms, bathroom, lavatory basins (h. and c.); electric light, telephone; charming old gardens and grounds and paddock; nine acres in all; excellent outbuildings and cottage. Freehold £2,900.—WOODCOCK & SON, Ipswich.

WEST SUFFOLK (kennels six miles).—Delightful old TUDOR HOUSE; three sitting, six bed, bath (h. and c.), etc., conservatory; good stabling, cottage, ample buildings, and 90 acres rich farmlands (60 pasture).—Price and photos of Ipswich office.

KENT (foot of North Downs, twelve miles from Folkestone).—Lovely old XVIII CENTURY FARMHOUSE (five beds), with choice old oak features; electric light and ram water; model farmery, two cottages and 93 acres (63 grass) with stream. A gentleman's ideal pedigree stock farm. Only £3,000. (Reply London.)

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS AND AUCTIONEERS, 8, QUEEN STREET, EXETER. Est. 1884.

NEW EDITION REGISTER NOW READY.
ILLUSTRATED REGISTER OF PROPERTIES in the South and South-Western Counties. Price 2/-; by post 2/6.
Selected Lists free upon receipt of applicants' requirements.

HUNTING. SHOOTING. FISHING. GOLF.
DEVON

BETWEEN EXETER & TAUNTON.
TO BE SOLD BY AUCTION AS A WHOLE
OR IN LOTS,
"STENTWOOD,"
NEAR HONITON.

Delightfully positioned medium-sized
COUNTRY HOUSE.

Three reception, six bedrooms. In charming
secluded, romantic situation.
750ft. altitude. Prettily timbered grounds, carriage drive and park-like land, 38 ACRES, with stream.

Detached well-built cottage. Stabling.
WITH OR WITHOUT HOME FARM.
Model farmbuildings and comfortable Residence.

182 ACRES.
FORMING A CHEAP RESIDENTIAL,
AGRICULTURAL AND SPORTING ESTATE.



Full particulars of the Auctioneers, RIPPON, BOSWELL & Co., 8, Queen Street, Exeter, and Messrs. HARRODS, 62, Brompton Road, London, S.W. 1.

LEICESTERSHIRE.—"THE FIRS," Ashby Parva, midway between Rugby and Leicester. A gentleman's moderate-sized Residence, containing two reception rooms, four bedrooms, bathroom and conservatory, standing in secluded and picturesque grounds, about two acres in extent. This delightful Country House is for SALE Privately by NIXON, TOONE & HARRISON, Auctioneers, Ullesthorpe and Nuneaton.

WESTWARD HO! (golf links and sands one mile)—Very charming HOUSE and garden; sunny secluded; three reception rooms, nine bedrooms, two bathrooms; Company's electric light and water, h. and c. in chief bedrooms; four-and-a-half acres. For SALE.—BLACKMORE & SONS, Estate Agents, Bideford.

TO BE SOLD BY PRIVATE TREATY.

YORKSHIRE, EAST RIDING.—A RESIDENTIAL AND SPORTING ESTATE, between Malton and Scarborough, containing about 623 acres, with modern HOUSE, containing four reception rooms, ten bed and dressing rooms, and good domestic offices.

ELECTRIC LIGHTING AND CENTRAL HEATING.

Good stabling for four horses and garage for two cars.

VACANT POSSESSION OF THE HOUSE.

Well situated for hunting and convenient to Ganton Golf course.—Apply M. L. WHELDON, Land Agent, 5, Coney Street, York; or HUTCHINSON & BUCHANAN, Solicitors, Ripon.

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET,
Gloucester.
Telegrams: "Brutons, Gloucester."
Telephone: No. 2267 (two lines).

BORDERS OF GLOS. AND HEREFORD-SHIRE.—For SALE (about five-and-a-half miles from Ross), charming small RESIDENTIAL PROPERTY, with attractive Residence; lounge hall, three reception, eight beds and usual offices; stabling; well-timbered grounds and enclosures of pastureland; in all about six acres. Price £2,700.—Full particulars of BRUTON, KNOWLES & Co, Estate Agents, Gloucester. (B 80.)

ADJOINING WELL-KNOWN MINCHINHAMPTON GOLF LINKS.

FOR SALE. A beautifully situated RESIDENCE, about 700ft. above sea level, with oak-beamed square hall, two reception rooms, five bedrooms, large bathroom and offices; central heating; Company's water; telephone; garage; garden nearly three-quarters of an acre in extent, with sundial. Price £2,500.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (B 190.)

NEAR MONMOUTH (in beautiful Wye Valley district).—For SALE, delightful unique small RESIDENTIAL PROPERTY, charmingly situated on the southern slopes of well-wooded valley in district renowned for beautiful scenery; substantially built stone Residence with hall two reception, five bed and dressing, bath and usual offices; garage, outbuildings, two cottages. The Property has great natural beauty with woodlands extending on both sides of the valley, and the grounds of great charm include well-stocked trout pool fed by stream which intersects them, sunk tennis court, etc.; in all about 23 acres. Good water supply; electric light and power by water turbine. Vacant possession. Price £3,600.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (T 43.)

FOR SALE, EAST SUSSEX.—MIXED FARM, about 40 acres; good buildings; old-fashioned oak-beamed farmhouse and two cottages; good land.—"A 7866," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

Telephone :
Grosvenor 2260 (2 lines).

COLLINS & COLLINS

LAND AND ESTATE AGENTS.

37, SOUTH AUDLEY STREET,
GROSVENOR SQUARE, W. 1.



TWELVE MILES OF THE COAST. GOOD SHOOTING. LOVELY COUNTRY. HUNTING. GOLF.

TWO HOURS OF LONDON

GEORGIAN RESIDENCE, in perfect order, fitted with every modern convenience; six best bed and dressing rooms, bachelors' attics, servants' quarters, six bathrooms, four reception rooms, ball-room, lounge hall.

ELECTRIC LIGHT. TELEPHONE. CENTRAL HEATING. MODERN SANITATION.

Large garage. Good stabling. Numerous cottages. Hard tennis court.

THREE FARMS LET AT GOOD RENTS.

320 acres of coverts, containing valuable timber, are included in the

1,100 ACRES.

to which the Estate extends. An additional 1,000 acres of rough shooting adjoining are leased.

FOR SALE, FREEHOLD.

Easily maintained flower gardens and productive wall kitchen garden.

Special facilities for exercising horses.

GOODWOOD RACE COURSE TWO MILES. Particulars of Messrs. COLLINS & COLLINS.

(Folio 15,143.)

SURREY

350FT. UP.

SAND AND GRAVEL SOIL. SOUTH ASPECT.

ATTRACTIVE MODERN RESIDENCE.

TWELVE BED AND DRESSING ROOMS,
THREE BATHROOMS,
LOUNGE HALL
THREE RECEPTION ROOMS.

COMPANY'S WATER AVAILABLE.
CENTRAL HEATING. MODERN SANITATION.
TELEPHONE.

STABLING FOR FIVE HORSES.

GARAGE FOR TWO CARS.

CHARMING GARDENS AND GROUNDS
MODEL HOME FARM.

Including
TWO TENNIS COURTS, SUNK FLOWER GARDEN,
PRETTY WOODLAND WALKS, SQUASH RACQUET COURT.

THIS COMPACT MINIATURE FREEHOLD ESTATE OF

30 ACRES

TO BE SOLD AT A VERY MODERATE PRICE.

Personally inspected and recommended by the Agents,
Messrs. COLLINS & COLLINS. (Folio 15,230.)



IN A BEAUTIFUL PART OF HAMPSHIRE

(ONE-AND-A-HALF HOURS OF LONDON.)

FREEHOLD RESIDENTIAL ESTATE, 300 ACRES.

BEAUTIFULLY APPOINTED MODERN RESIDENCE, fitted with every up-to-date convenience and in perfect order.

Sixteen principal bedrooms, servants' bedrooms, four reception rooms.

EIGHT BATHROOMS.

ELECTRIC LIGHT. CENTRAL HEATING.

MODERN SANITATION.

DELIGHTFUL PLEASURE GROUNDS,

including tennis and croquet lawn.

SQUASH RACQUET COURT.

HUNTING.

SHOOTING.

GOLF.

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GLORIOUS POSITION ON THE CHILTERN HILLS

500FT. UP, ENJOYING MAGNIFICENT VIEW OVER WELL-WOODED COUNTRY.

Two miles station.

40 minutes Town.

THIS EXCEEDINGLY WELL-BUILT AND PICTURESQUE
RESIDENCE,

containing

OLD BEAMED DRAWING ROOM 30ft. by 17ft., DINING ROOM, FOUR BED-ROOMS, BATHROOM, USUAL OFFICES.

ELECTRIC LIGHT.

COMPANY'S WATER.

CENTRAL HEATING.

TELEPHONE.

GARAGE.

ATTRACTIVE AND WELL LAID-OUT GROUNDS extend to about
TWO ACRES.

Apply Messrs. COLLINS & COLLINS, 37, South Audley Street, Grosvenor Square, W. 1. (Folio 16,645.)



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SUSSEX—ASHDOWN FOREST DISTRICT

300FT. UP; GLORIOUS SOUTH VIEWS; LIGHT SOIL.

IN A PERFECT SUN TRAP.

WELL-BUILT FAMILY HOUSE.

Six bed, bath, two reception, large lounge, charming loggia.

ELECTRIC LIGHT.

GOOD WATER SUPPLY.

Double garage, chauffeur's cottage.

UNUSUALLY CHARMING GARDENS, about THREE ACRES. In excellent order throughout.

FREEHOLD, 4,000 GUINEAS.

Sole Agents, WILSON & Co., 14, Mount Street, W. 1.

IN A LOVELY PART OF THE NEW FOREST

CLOSE TO LYNTHURST, FIVE MINUTES FROM THE GOLF LINKS.



HIGH POSITION.

GRAVEL SUBSOIL.

FULL SOUTHERN ASPECT.

DELIGHTFUL VIEWS.

A VERY CHARMING COUNTRY HOUSE, amidst delightful surroundings; square hall (partly panelled) with very fine old carved staircase, three good reception rooms, adequate domestic offices, with servants' hall, twelve bed and dressing rooms, two bathrooms. The House is in capital order, splendidly appointed and fitted throughout. Lavatory basins in principal bedrooms.

ELECTRIC LIGHT.

TELEPHONE.

MAIN WATER AND DRAINAGE.

STABLING FOR SEVERAL HORSES.

GARAGE FOR TWO CARS.

CHAUFFEUR'S ROOMS.

TWO COTTAGES.

WONDERFUL SPORTING FACILITIES.

GOLF.

HUNTING.

SHOOTING.

FISHING.

YACHTING.

LOVELY OLD GARDENS, shaded by grand old trees; masses of rhododendrons and other flowering shrubs, tennis and croquet lawns, rock and water gardens, walled kitchen garden, range of glasshouses.

MINIATURE PARK, EIGHT ACRES.

IMMEDIATE REALISATION DESIRED BY TRUSTEES

FOR SALE PRIVATELY NOW OR BY AUCTION ON AUGUST 9TH

Auctioneers and Sole Agents, WILSON & Co., 14, Mount Street, W. 1.

AN OLD-WORLD HOUSE WITH THE MOST PERFECT GARDENS IN SUSSEX

AN HOUR FROM LONDON.

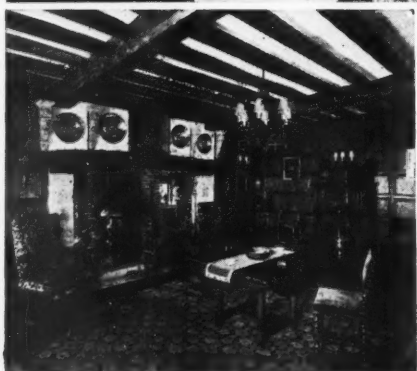
CLOSE TO WELL-KNOWN GOLF LINKS.

READY TO WALK INTO WITHOUT FURTHER EXPENDITURE, AND AS NEAR PERFECTION AS A COUNTRY HOME CAN BE.

Nine or more bedrooms, four bathrooms, three reception rooms, music room, loggia, white tiled offices.

MAIN WATER, DRAINS, AND ELECTRIC LIGHT, CENTRAL HEATING.

Amongst the many delightful features is a finely carved oak staircase and very beautiful open fireplaces. Some of the rooms are panelled in oak and all have massive oak beams exposed to view.



ENTRANCE LODGE AND COTTAGE.

FARMERY.

GARAGE FOR SIX CARS.

BEAUTIFUL OLD GARDENS, tennis and croquet lawns, hard tennis court, walled kitchen garden with glass houses, orchard and well-timbered grassland.

40 ACRES

OWNER GOING ABROAD.

GREATLY REDUCED PRICE FOR QUICK SALE

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JOHN FOX, F.A.I.
ERNEST FOX, F.S.I., F.A.I.
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FOX & SONS

LAND AGENTS, BOURNEMOUTH

SOUTHAMPTON:
ANTHONY B. FOX, F.A.S.I.
Telegrams:
"Homefinder," Bournemouth.

SALE ON THURSDAY NEXT.

HIGHCLIFFE-ON-SEA

NEAR HIGHCLIFFE GOLF COURSE. CHARMING SEA AND COASTAL VIEWS. EIGHT MILES FROM BOURNEMOUTH.

Delightful Freehold Marine Property,

"CULMORE," HIGHCLIFFE-ON-SEA, HANTS.

situate at one of the most beautiful spots on the Hampshire Coast, commanding views of the Solent and Isle of Wight, and containing

ELEVEN BEDROOMS, DRESSING ROOM, FOUR BATHROOMS, SPACIOUS LOUNGE HALL, THREE RECEPTION ROOMS, BILLIARD ROOM, COMPLETE DOMESTIC OFFICES WITH SERVANTS' SITTING ROOM.

GARAGE FOR TWO CARS.

COMPANY'S GAS AND WATER.



THE MATURED PLEASURE GROUNDS are very tastefully arranged and include large lawn with sufficient space for two full-size tennis courts, rose garden, parterre flower beds, flower borders and a well-kept productive kitchen garden; the whole extending to an area of about

TWO ACRES.

Together with the Freehold detached cottage

"SAHARA,"

WORTLEY ROAD, HIGHCLIFFE-ON-SEA, comprising two self-contained flats with total accommodation of five bedrooms, two bathrooms, two sitting rooms and offices; Company's gas and water.

Vacant possession on completion of purchase.

For SALE Privately, or by AUCTION at the Havergal Hall, Post Office Road, Bournemouth, on Thursday next, the 9th August, 1928, at 3 o'clock.

Particulars of the Solicitor, Sir HENRY COOPER EGGAR, M.V.O., Winchester House, Old Broad Street, E.C. 2, or of the Auctioneers, Fox & Sons, Bournemouth and Southampton.

HALE ESTATE

NEW MILTON, HANTS.

In an open and sunny situation; near station and good shopping centre; within a short distance of the sea and golf links at Barton-on-Sea, and on the borders of the New Forest.

About

57 FREEHOLD BUILDING SITES, fronting new roads to be known as Hale Avenue, South Avenue, Fir Avenue, and Cope Avenue.

MAIN DRAINAGE. GAS AND WATER.

The Estate is approached from the main New Milton to Ashley Road by Cope Road and also from Milton Grove. The land is level and suitable for the erection of attractive detached villa residences.

PAYMENT BY INSTALMENTS IF DESIRED.

Messrs.

FOX & SONS are favoured with instructions to SELL the above by AUCTION in a Marquee on the Estate, on Tuesday, August 14th, 1928, at 3 o'clock precisely.

Particulars, plan and conditions of sale may be obtained from the Solicitors, Messrs. BIRD & LOVIBOND, Vine Street, Uxbridge; of the Surveyor, W. HINTON STEWART, Esq., Barton-on-Sea, Hants; or of the Auctioneers, Messrs. FOX & SONS, 44-50, Old Christchurch Road, Bournemouth, and Branch Offices.



HAMPSHIRE

ON THE FRINGE OF THE NEW FOREST.

DELIGHTFULLY placed old-fashioned Freehold RESIDENCE, recently modernised and in perfect repair throughout; four bedrooms, dressing room, bath-room, two reception rooms, lounge, kitchen and offices; electric light, telephone; garage; well-matured grounds, including lawns, flower borders, kitchen garden, the whole comprising about HALF-AN-ACRE.

PRICE £2,000, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



GLOUCESTERSHIRE

One-and-a-half miles from Chipping Sodbury Station; eleven miles from Bristol; thirteen miles from Bath. TO BE SOLD, this charming Freehold RESIDENTIAL PROPERTY, standing 400ft. above sea level, with attractive HOUSE, containing twelve bed and dressing rooms, bathroom, three reception rooms, kitchen, and offices; private electric light plant, Company's water; large garage, stabling, two cottages, outbuildings. The matured pleasure grounds laid out with lawns and flower gardens, walled kitchen garden, well stocked with fruit trees, excellent pastureland; the whole extending to an area of about 20 ACRES.

PRICE £7,000, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.

By direction of the Swanage Urban District Council.

SWANAGE—DORSET

THE HIGHLY VALUABLE AND IMPORTANT FREEHOLD CORNER BUILDING SITE,

known as

THE ROUND HOUSE CORNER,

at the junction of High Street and Institute Road, Swanage.

The corner is one of the best business positions in the whole of Swanage, and comprises a total area of about 24 sq. yds. It possesses a semi-circular frontage of about 90ft. The land will be first offered in one lot, and if not so sold, then in three separate lots. The land can be utilised for the erection of three shops and dwelling houses, or for four shops and three dwelling houses over, which Messrs.

FOX & SONS are favoured with instructions to SELL by AUCTION, at the Town Hall, Swanage, on Tuesday, August 21st, 1928, at 3 o'clock precisely.

Further particulars, together with the plan of the site, and the method of lotting, can be obtained from THOMAS ARNOLD, Esq., the Town Hall, Swanage, Dorset; J. W. MILLER, Esq., Solicitor, Wareham and Swanage, Dorset; or of the Auctioneers, Messrs. FOX & SONS, 44-50, Old Christchurch Road, Bournemouth, and Branch Offices.

DORSET

IN A FAVOURITE RESIDENTIAL DISTRICT CLOSE TO A WELL-KNOWN 18-HOLE GOLF COURSE.



TO BE SOLD, this exceedingly attractive modern and conveniently planned Freehold RESIDENCE, occupying a delightful position, commanding views across Poole Harbour to the English Channel.

Five bedrooms (each fitted with lavatory basins), bathroom, two dressing rooms, two reception rooms, sun lounge, spacious hall, kitchen and complete domestic offices.

COMPANY'S GAS AND WATER.

Garage, gravel soil.

The gardens, and grounds are well matured, and include lawns with borders and crazy paths, flowering trees and shrubs, orchard and fruit garden, tennis court; the whole extending to an area of about

SIX-AND-A-HALF ACRES

PRICE £5,000, FREEHOLD.

Particulars of Fox & Sons, Land Agents, Bournemouth.

WILTSHIRE

PURTON AND PURTON STOKE.

FIVE MILES FROM SWINDON, TWO MILES FROM CRICKLADE, ONE MILE FROM PURTON STATION, ON THE G.W. RY.

FOX & SONS

are favoured with instructions to OFFER FOR SALE by AUCTION, in LOTS, at the GODDARD ARMS HOTEL, SWINDON, on MONDAY AUGUST 20th, 1928, at 3 o'clock precisely (unless previously Sold Privately), the

ATTRACTIVE FREEHOLD PROPERTY,

known as the

PURTON ESTATE

comprising THREE CHOICE DAIRY FARMS, viz., DOWN FARM, 145 ACRES; POND FARM, 94 ACRES; RESTROP FARM, 84 ACRES; with first-class Residences and ample buildings.

THREE SMALLER DAIRY FARMS: Green Hill Farm, 56 acres; Green Hill, 22 acres; Brockhurst Farm, 17 acres; with suitable houses and buildings. TEN ACCOMMODATION PASTURE FIELDS.

THRIVING WOODLANDS, known as BROCKHURST WOOD and BRAYDON FIRS, containing 88 ACRES of VALUABLE GROWING OAK and other trees; the whole embracing an area of about

608 ACRES.

Particulars, plans and conditions of Sale may be obtained of the Solicitors, Messrs. RAWLINS, DAVY & WELLS, Hinton Chambers, Bournemouth, and of the Auctioneers, Messrs. FOX & SONS, Bournemouth and Southampton.

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34 MILES FROM LONDON.



Close to village, Station, P.O., etc.

A CHARMING OLD-FASHIONED HALF-TIMBERED RESIDENCE.

dating from about 1600, and standing some 300ft. above sea level.

LARGE HALL,
THREE EXCELLENT RECEPTION ROOMS,
SMALL BOUDOIR,
NINE PRINCIPAL AND SECONDARY BED-ROOMS,
BATHROOM.

Stabling and garage.

COMPANY'S WATER AND ELECTRIC LIGHT.
Main drainage. Telephone. Central heating.

VERY ATTRACTIVE GARDENS,
including tennis lawn, in all extending to about

TWO-AND-A-HALF ACRES.

PRICE ONLY £3,000.

Owner's Agents, DUNCAN B. GRAY & PARTNERS, 129, Mount Street, W. 1.

NEAR FOLKESTONE AND HYTHE



THIS ATTRACTIVE OLD RESIDENCE

(Portions over 300 years old),

occupying a high position of great beauty, with a southern aspect.

DELIGHTFUL OAK BEAMS.

JACOBEOAN PANELLING.

ADAMS MANTELPIECES.

Three reception rooms, eight bed and dressing rooms, bathroom, three staircases.

EXTENSIVE STABLING AND BUILDINGS.

Never failing supply of well water.

GARDENS A DISTINCTIVE FEATURE, including tennis lawns, walled-in kitchen garden, thriving young orchard.

TOTAL AREA 23½ ACRES.

PRICE, FREEHOLD, ONLY £4,750.

Recommended from personal knowledge by DUNCAN B. GRAY & PARTNERS, 129, Mount Street, W. 1.

SUSSEX

WITH SWEEPING VIEWS OVER THE DOWNS.



Ten minutes' motor run of main line station. 37 miles from London.

A CHARMING

XVITH CENTURY MANOR HOUSE,

in a position of perfect seclusion.

GENUINE OAK STUDDED DOORS AND BEAMS.

Large lounge hall, three beautiful reception rooms, nine bed and dressing rooms, two bathrooms.

Domestic quarters with every modern convenience.

CAPITAL GARAGES AND STABLING WITH

FARMERY.

THREE OUTSTANDING MODERN COTTAGES.

SUPERB GARDENS presenting a riot of colour, including well placed tennis lawn. BEAUTIFUL LAKE

with boathouse in natural woodland.

Electric light by own very efficient plant.

COMPANY'S WATER.

MODERN DRAINAGE

AND CENTRAL HEATING.

136 ACRES.

PRICE £11,000 (OR VERY CLOSE OFFER).

Inspected and recommended with the utmost confidence by DUNCAN B. GRAY & PARTNERS, 129, Mount St., W. 1.

BY DIRECTION OF MAJOR-GENERAL THE LORD LOCH, C.B., C.M.G., M.V.O., D.S.O.

WEST SUFFOLK. THE STOKE COLLEGE ESTATE

A RESIDENTIAL, AGRICULTURAL AND SPORTING ESTATE OF 3,250 ACRES

including the

HISTORICALLY INTERESTING ATTRACTIVE MEDIUM-SIZED RESIDENCE,

"STOKE COLLEGE"



FIFTEEN FARMS AND SMALL HOLDINGS.

SMALL HOUSES AND COTTAGES, INCLUDING THE GREATER PART OF THE VILLAGE OF STOKE BY CLARE.

FOR SALE BY AUCTION
(UNLESS PREVIOUSLY SOLD PRIVATELY).

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ADJOINING A GREEN AND
SURROUNDED BY WELL-KNOWN GOLF COURSE.

SURREY

UNDER 20 MILES FROM LONDON, APPROACHED BY DRIVE.

THE RESIDENCE.

ABOUT 400FT. UP, COMMANDING GRAND VIEWS,

contains:

BILLIARD AND THREE RECEPTION, THREE BATH, ELEVEN BED AND DRESSING
ROOMS, ETC.

Electric light. Main water. Central heating, etc.

COTTAGE. GARAGE FOR FOUR CARS.

DELIGHTFULLY TIMBERED GROUNDS, INCLUDING LAKE AND WOODLANDS; in all about
20 ACRES.

FOR SALE.—Inspected and recommended by CONSTABLE & MAUDE, 2, Mount Street, W.1.

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AUCTIONEERS AND
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Established 1803.

11, SACKVILLE STREET, PICCADILLY, W.1.

NEAR AMERSHAM.
UNSOLD AUCTION BARGAIN.



ONE OF THE BEST APPOINTED HOUSES
of its size on offer: six bed and dressing (lifted
lavatory basins), bathroom, three reception, etc. Gas
fires, central heating, electric light, c.o.s water, garage;
nearly ONE ACRE, with tennis lawn. Bordering open
and well-wooded country within daily reach.
Inspected by MILLAR, SON & Co., LTD.

ASCOT HEATH.
OCCUPYING A UNIQUE POSITION, OVERLOOKING
RACE COURSE AND QUITE SECLUDED.

A FASCINATING LABOUR-SAVING HOUSE

of six bedrooms, bathroom, three reception rooms, servants'
hall, etc.

ELECTRIC LIGHT.

GAS. CO.'S WATER.

GARAGE.
ONE ACRE OF EXQUISITE GROUNDS, everything
in good order.

£3,350.

Inspected by MILLAR, SON & Co., LTD.

TO OWNERS CONTEMPLATING SELLING.

MILLAR, SON & CO., LTD.,

HAVE APPLICANTS WAITING TO PURCHASE

COUNTRY HOUSES

AT PRICES RANGING FROM

£2,000 — £25,000.

Upon being favoured with an appointment, MILLAR,
SON & Co., LTD., will inspect free of charge.

A SURREY SUN TRAP.
Perfect woodland setting. Glorious views.



THIS CHARMING HOME with a real rural
atmosphere and needing little upkeep: dining
hall 21ft. 6in. by 22ft., drawing room, study, bathroom
and four bedrooms; garage. THREE ACRES of mag-
nificently timbered grounds and orcharding, with tennis
lawn. Only sixteen miles from London but away from
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Occupying a quiet and secluded position in one of the best residential quarters of this
lovely old city, within easy walking distance of the cathedral, college, etc.

THIS ATTRACTIVE FREEHOLD RESIDENCE,

well built and excellently fitted up, and containing

EIGHT BED AND DRESSING ROOMS. BATHROOM.
FOUR RECEPTION ROOMS. FINE LOUNGE HALL.

Commodious offices and cellarage.

ELECTRIC LIGHT.

GAS.

COMPANY'S WATER.

MAIN DRAINAGE.

AMPLE STABLING AND GARAGE.

BEAUTIFULLY LAID-OUT GROUNDS

and kitchen garden, the House being approached by a half-circular carriage drive and
standing in well over

AN ACRE OF GROUND.

VACANT POSSESSION WILL BE GIVEN.

Particulars available of the Agent, as above.



XVTH CENTURY FARMHOUSE (45 minutes
from London). Company's electric light, water and
gas, main drainage, telephone. Five bedrooms, two bathrooms,
three sitting rooms, including a barn converted to "Great
hall" as illustrated (central heated); outhouses, garages.

ATTRACTIVE GARDEN

with pool and flagged paths, fruit trees, hothouse, well-
stocked kitchen garden.

Reconditioned by an enthusiast on period houses.

3,000 GUINEAS OR OFFER.

For particulars and photos, or appointment to view apply
OWNER, Bedford's Farm, Frimley Green, Surrey (Farnboro'
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MESSRS. CRONK

ESTATE AGENTS AND SURVEYORS,
KENT HOUSE, 18, KING STREET, ST. JAMES'S,
S.W.1, and SEVENOAKS, Kent.
Established 1845. Telephones : 1195 Regent ; 4 Sevenoaks.

SEVENOAKS (NEAR).—ATTRACTIVE OAK-
BEAMED COUNTRY COTTAGE RESIDENCE
amid charming scenery. TO BE LET, UNFURNISHED.
Five bed and dressing, bath, two reception rooms; garage
and excellent cottage; two acres with paddock. Rent
£85 per annum. Premium for long lease. (10,321.)

SEVENOAKS (a very favoured position, 600ft. up
and only two miles from station).—Late Georgian
RESIDENCE containing nine bedrooms and dressing
rooms, two bathrooms, lounge, dining room, double
drawing room and complete offices; garage, cottage;
beautifully timbered pleasure grounds to an area of about
two acres. Freehold £6,000. (10,317.)

SEVENOAKS (convenient for two golf courses, in a
delightfully secluded position).—A well-fitted, beau-
tifully conditioned modern RESIDENCE with eight bed-
rooms, three bathrooms, three reception rooms, panelled
hall, billiard room and complete offices; Co.'s electricity,
gas and water, central heating, main drainage; garage
and stabling. Prettily wooded grounds of about two-and-
a-half acres include tennis lawn, fruit, flower and kitchen
gardens. Freehold £8,000.—Inspected and thoroughly
recommended. (9904.)

STORRINGTON, SUSSEX.



DESIRABLE FREEHOLD RESIDENCE, with
FOUR-AND-A-HALF ACRES land for SALE. Tudor
style with old stone and bricks, and heavily oak-timbered;
commands superb views of the South Downs and Weald;
spacious rooms comprising three reception, four bedrooms,
tiled bathroom, oak-panelled entrance hall, kitchen and
scullery, and usual offices.

Wired for electric light, central heating, Company's water
Good hunting, golf, and fishing in district.

Full particulars from W. DEAN & SON, Storrington.

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RALPH PAY & TAYLOR

Telephones :
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12 MILES OUT: IN THE HEART OF THE COUNTRY
ONE-AND-A-HALF MILES FROM MAIN LINE STATION; 30 MINUTES FROM TOWN.



EXCELLENT MODERN HOUSE.

OVER 400FT. ABOVE SEA LEVEL, WITH PANORAMIC SOUTH VIEWS. Three reception (drawing room, 35ft. by 18ft., with parquet floor), billiard room, nine bedrooms, two bathrooms; Company's water, electric light, central heating; garages with flat over; bungalow.

BEAUTIFUL PLEASURE GROUNDS, WITH ORNAMENTAL LAKE.

THREE ACRES IN ALL.

GOLF HALF-A-MILE DISTANT.

RALPH PAY & TAYLOR, 3, Mount Street, W. 1.

FOR SALE, FREEHOLD.

A VERY FINE HUNTING PROPERTY FERNIE AND COTTESMORE COUNTRY.



ATTRACTIVE OLD STONE-BUILT RESIDENCE.

Enjoying charming views, in a timbered park, with two drives. Large hall and four reception, seven principal bed and dressing rooms, six bathrooms, nurseries and servants' rooms; electric light, central heating; garage, fine stabling with rooms, first-rate farm and buildings, two lodges, three cottages; well-timbered grounds. Fishing.

94 ACRES IN ALL.

TO BE SOLD AT A VERY MODERATE PRICE.

RALPH PAY & TAYLOR, 3, Mount Street, W. 1.

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MAIDENHEAD (Tel. 54)

SUNNINGDALE (Tel. 73 Ascot)

WINDSOR (Tel. 73)

SUNNINGDALE GOLF LINKS

HIGH UP, CLOSE TO GOLF LINKS AND FIRST TEE.

THIS DELIGHTFUL RESIDENCE.

tastefully decorated and in perfect order, with radiators throughout, main drainage, electric light, telephone, etc.



Seven-eight bedrooms.
Three baths.
Three reception rooms.
Servants' hall.
Good offices.

GARAGE FOR TWO CARS.

STUDIO.

Chauffeur's quarters.

CHARMING AND SECLUDED GROUNDS OF ONE ACRE.

FOR SALE AT MODERATE PRICE.

Confidently recommended by GIDDYS, Sunningdale.

FAVOURITE REACH OF THE THAMES

ONLY 35 MINUTES' RAIL PADDINGTON.

A MOST PICTURESQUE RIVERSIDE RESIDENCE

containing:



Three handsome reception rooms.
Seven bedrooms.
Two bathrooms.
and
Excellent offices with
Servants' hall.
Every possible convenience and comfort.
including
ELECTRIC LIGHT,
CENTRAL HEATING,
etc.
GARAGE AND STABLING
with living rooms.

EXCELLENT GARDENER'S COTTAGE, BOATHOUSE, AND LOVELY PLEASURE GROUNDS OF ABOUT TWO ACRES.

PRICE, FREEHOLD, and full particulars of the Sole Agents, GIDDYS, Maidenhead, who recommend strongly.

WORCESTERSHIRE

On high ground with sand and gravel subsoil, commanding beautiful views, convenient to main line station and near to golf links.

A LUXURIOUSLY APPOINTED AND CHARMINGLY SITUATED FREEHOLD FAMILY RESIDENCE, "OAK GROVE," near KIDDERMINSTER, containing noble entrance hall, three reception, winter garden, ten bedrooms, four bath-dressing rooms, excellent domestic quarters; electric light, central heating, Co.'s electric light, gas and water. The latest labour-saving devices have been recently installed throughout the Residence.

SPLENDID OUTBUILDINGS, garage for four cars, chauffeur's quarters, laundry; secluded timbered and most picturesque grounds with terraced walks, tennis court, lawns, glasshouse, kitchen garden, orcharding and paddock; in all THIRTEEN ACRES or thereabouts.

FOR SALE AT A GREATLY REDUCED PRICE.

Strongly recommended by Sole Agents.—Illustrated particulars from DREW & CATTELL, Auction and Estate Offices, Kidderminster. Tel. 307.



GLOUCESTERSHIRE.—Very delightful Freehold RESIDENTIAL ESTATE, including an exceedingly fine castellated manor with all modern conveniences. Four reception, eight bed and two bathrooms, billiard room, cloakrooms, compact domestic quarters and laundry; capital garages and outbuildings; electric light, central heating, up-to-date drainage; two small farms, and twelve valuable well fruited small holdings and village properties; in all 71 acres or thereabouts, for SALE at the very low figure of £10,000.—For full particulars apply Sole Agents, DREW and CATTELL, Auction and Estate Offices, Kidderminster. Tel. 307.

WARWICKSHIRE.—To LET, a delightfully situated, detached COUNTRY RESIDENCE, containing three reception rooms, seven bedrooms, bath, excellent domestic offices; attractive garden; stabling, large garage; in all about two acres. Near Polo ground; hunting with four packs. Rent £150 per annum.—LOCKE & SON, Estate Agents, Leamington Spa.

OXFORDSHIRE

REDUCED PRICE £6,250.

(five miles Oxford).—Stone-built MANOR HOUSE of TUDOR and GEORGIAN periods: twelve bedrooms, four reception, library, usual offices; cottage, stabling and charming grounds. Vacant Possession.

Particulars and photos of Messrs. FRANKLIN & JONES, Land Agents, Oxford.

AN IDEAL COUNTRY HOME.
OXFORDSHIRE (twelve miles Oxford; good hunting district).—Attractive GENTLEMAN'S RESIDENCE with SIX ACRES (more land if desired); three reception, eleven bedrooms, bathroom, usual quarters; good water; stabling, garage. Vacant Possession September 29th next.

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IN THE NORTH COTSWOLD COUNTRY.

FOR SALE.
THE ABOVE CHOICE STONE-BUILT HOUSE in the Cotswold style, with stone-tiled roof, designed by Mr. Guy Dawber, A.R.A., and appointed with all modern conveniences; in perfect order throughout; three reception rooms, ten bedrooms, three bathrooms, servants' hall and offices; stabling for five, garage, outbuildings; electric light, central heating; attractive and well laid-out grounds, tennis lawn, sunk rose garden, fine cherry orchard and pastureland, extending in all to nearly 20 ACRES; drive with stone-built lodge; good hunting district.

PRICE £7,500.

IMMEDIATE POSSESSION.

Full particulars and photograph from the Sole Agents, G. H. BAYLEY & SONS, Cheltenham (Tel. 2102), who strongly recommend the property from personal inspection.

Telegrams: "Teamwork, Piccy, London."
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ON THE FRINGE OF THE CHILTERN

45 minutes from London by a splendid main line service of trains; two-and-a-half miles from a small country town; unlimited golf; excellent hunting.

THIS DELIGHTFUL RESIDENCE, A REALLY BEAUTIFUL EXAMPLE OF THE QUEEN ANNE PERIOD (circa 1700),

restored in perfect keeping with the original sumptuously appointed throughout and approached by long drive with lodge entrance, contains lounge hall, three fine reception rooms, ten bedrooms, two bathrooms.

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MAIN WATER. SEPTIC TANK DRAINAGE. SOUTH AND WEST ASPECT.
Lodge. Cottage. Garages. Stabling.

FINE RANGE OF FARMBUILDINGS FOR PEDIGREE HERD.
Well-timbered old-world grounds in park-like surroundings, rich well-watered pasture; in all

180 ACRES (OR LESS)

FOR SALE.—Illustrated particulars from the Sole Agents, NORFOLK & PRIOR, 20, Berkeley Street, W. 1. Inspected and recommended.

BY ORDER OF THE TRUSTEES OF G. T. TREHARNE (decd.).

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Standing high, commanding a magnificent panorama in all directions; one-and-a-half miles from Elham with station; seven-and-a-half miles from Folkestone, whence London is reached in about 75 minutes.

THE ACRISE MANOR ESTATE.

An attractive RESIDENTIAL, AGRICULTURAL and SPORTING PROPERTY including the modern Residence, approached by long drive, with lodge entrance and containing lounge hall, three reception and billiard rooms, eleven bed and dressing rooms, two bathrooms.

Electric light. Central heating. South aspect.
Garages. Hunter's stabling. Secondary Residence. Cottages.

KENNELS OF THE EAST KENT FOXHOUNDS.

Charmingly laid-out grounds, tennis court, orchard, etc., six sound corn and sheep farms, interspersed with 160 acres of well-placed sporting woodlands; in all

956 ACRES

SUBSTANTIAL RENT ROLL. LORDSHIP OF MANOR OF OXROAD.
FOR SALE AT MODERATE PRICE.—Illustrated particulars from the Joint Sole Agents,

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IN THE FINE OLD MARKET TOWN OF BURY ST. EDMUNDS

Standing high, well back from the road, and approached by long winding drive, guarded by lodge at entrance.

THIS PLEASING OLD CASTELLATED RESIDENCE, known as

ST. ANDREW'S CASTLE.

Compactly planned and easily run with a small staff.

The accommodation includes lounge hall, four reception rooms, ten bed and dressing rooms, bathroom, up-to-date offices with servants' hall; central heating, electric light, gas and main water.

LODGE, COTTAGE, GARAGE, STABLING.

Beautifully timbered old-world grounds and park-like pasture.

2 OR UP TO 10 ACRES

FOR SALE AT VERY MODERATE PRICE

Illustrated particulars from the Joint Sole Agents, LACY SCOTT & SONS, Bury St. Edmunds, and NORFOLK & PRIOR, 20, Berkeley Street, W. 1. Inspected and recommended.

KENT COAST CHESTFIELD VILLAGE.

WITH EIGHTEEN-HOLE GOLF COURSE.

SEA ONE MILE.
Between Whitstable, Herne Bay and Canterbury.

A GENUINE OLD TYTHE BARN has been adapted into

TWO DETACHED COUNTRY RESIDENCES.

The photograph shows ancient Manor House on left, centre "THE PADDOCK" and right "THE TYTHE BARN." The two latter buildings are to be sold, each with THREE ACRES and containing:

Billiard room, Garage.
Two sitting rooms, Main water.
Six bedrooms, Gas.
Usual offices, etc. Electric light.

GROUND OF THREE ACRES.

Genuine oak beams in the old tythe barn have been retained, oak panelling and open brick fireplaces, preserving the old-world charm of the original building.

PERFECTLY RURAL SETTING.

PRICE, FREEHOLD, £3,250 EACH HOUSE.

Full particulars and photographs from Resident Owner, GEORGE REEVES, Chestfield Village, near Whitstable.



CROWBOROUGH, SUSSEX (on the border).—FREEHOLD COUNTRY RESIDENCE for SALE; commanding lovely and extensive views (uninterrupted), near golf links, 700ft. above sea level; standing amongst pine trees and heather; exceptionally well built and compact, stone and brick with English oak timber, in the TUDOR STYLE; two-and-a-half acres of well laid-out grounds. The House contains oak-beamed ENTRANCE HALL, DINING ROOM with large inglenook, oak-beamed ceiling and oak-panelled walls well carved and wax polished, DRAWING ROOM with decorated ceiling, also panelled in oak and maple, with maple floor, FOUR BEDROOMS, all fitted with lavatory basins (h. and c. water), all having oak doors, floors, etc., luxurious BATHROOM, BOXROOM, two lavatories, tiled KITCHEN and SCULLERY; central heating, main drainage, Co.'s water, gas and electric light. A good kitchen garden well planted, small orchard with 200 young fruit trees (all in fruit); gardener's tool shed, large, and there is a running stream round portion of the Property. Two good entrances to the House and drive. GARAGE and conservatory (heated).—Applicants wishing for further particulars and order to view apply to the Owner, Mr. S. C. SMITH, Mill Lane, Crowborough. Moderate price to an immediate purchaser.



By direction of the Hon. W. F. J. Dundas. (Bedale Hunt).
YORKSHIRE, NORTH RIDING (Bedale Hunt).
—For SALE by Private Treaty, THE PATRICK BROMPTON HALL ESTATE, comprising the Mansion known as "Patrick Brompton Hall," very pleasantly situated in a park of about 50 acres; Bedale four miles, Richmond nine miles, Leyburn seven-and-a-half miles, Catterick Camp five miles, Northallerton (L. & N.E.R. Main Line) twelve miles, Jervaulx Station (L. & N.E.R. Northallerton) and Hawes Branch one-and-a-half miles. The House contains dining room, drawing room, smoke room, morning room, entrance hall, thirteen bedrooms and two dressing rooms (including servants' quarters), three bathrooms and usual offices; stabling for seven, saddle room and grooms' quarters, garage, etc., gate lodge; tennis lawns, walled kitchen garden, greenhouse, etc.; excellent water supply, lighting by petrol air gas, central heating. Four excellent farms, sundry small holdings, houses and cottages, the whole containing about 630 acres, including fifteen acres of woodlands and affording good shooting, with trout fishing in two streams and recently constructed fish pond. Gross rental about £1,235, including Lay Rectorial Tithe of about £270 per annum but exclusive of Mansion, woodlands and sporting which are in hand.—For further particulars and permission to view apply to CHRISTOPHER CLARKE, F.S.I., F.L.A.S., Estate Offices, The Hermitage, Bedale.

FURNISHED HOUSE WANTED

WANTED in November to RENT, Furnished (with, if possible, option of taking on later Unfurnished or buying), small picturesque, easily run COUNTRY HOUSE with modern conveniences; three sitting rooms, seven to eight bedrooms; cottage, garage; off main road, secluded but not remote; extra good garden and grounds with possibilities, trout stream an advantage; district approximately inside or near triangle formed by Gloucester, Bath, Oxford.—Fullest particulars and photograph to "A 7863," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden—W.C. 2.

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ON THE DOWNS 'TWTX BRIGHTON AND
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This delightful old-fashioned COUNTRY RESIDENCE.

of considerable character, in good order and repair, right away from all motor traffic, yet not isolated, close to old village, one-and-a-quarter hours to London by fast train.

Motor 'bus to station.
Oak panelled hall and three sitting rooms, eight bedrooms, bathroom. CENTRAL HEATING. TELEPHONE.
GARAGE (stabling can be had).
OLD AND MATURED GROUNDS, including tennis lawn.
MORE LAND AVAILABLE.

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AT A LOW RESERVE. IN THE CENTRE OF THE WARWICKSHIRE HUNT.

ON THE BROW OF EDGE HILL (secluded situation, high up, close to first-class golf course.— Attractive old-fashioned creeper-clad RESIDENCE; three reception rooms, six bed and dressing rooms, bath (h. and c.); old matured garden, orchard; stabling for seven. Garage. ONE-AND-A-HALF ACRES.

For AUCTION by JAMES STYLES & WHITLOCK, 140, High Street, Oxford.

BUCKS. CHILTERN HILLS.

£2,800.—Charming small COUNTRY RESIDENCE situated high on a southern slope, commanding magnificent views; away from building and motor traffic; under two miles from station, 40 minutes to London. Golf in district. Hall and two sitting rooms, tiled loggia, five bedrooms (four with lavatory basins), bathroom; large space under roof; electric light, radiators. Beautiful grounds with tennis lawn of

ONE-AND-A-QUARTER ACRES.

FREEHOLD. (A meadow can be had.)

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XVTH CENTURY MANOR HOUSE, in a high situation well placed for hunting and convenient for several important centres; two hours express from London. Lounge hall and two large sitting rooms, seven bedrooms, bathroom; stabling, garage and fine old barn. Two cottages. THREE ACRES.

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WARWICKSHIRE HUNT



ATTRACTIVE

RESIDENTIAL PROPERTY.

with southern aspect and commanding extensive views. The accommodation comprises lounge hall, four reception rooms, complete domestic offices. Approached by principal and secondary staircases are thirteen bed and dressing rooms, fitted bathroom. ELECTRIC LIGHT. MODERN DRAINAGE, RADIATORS, TELEPHONE. CAPITAL STABLING FOR NINE HORSES AND GROOM'S QUARTERS. COTTAGE.

Charmingly laid-out gardens and grounds, together with pastureland; in all about

30 ACRES.

PRICE £3,500.

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BEAUTIFUL OLD-FASHIONED GARDEN of about

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Lounge, two reception rooms,
four bedrooms, two bathrooms
and offices.

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CONSTANT HOT WATER. GAS.
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PRICE £4,500.

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DELIGHTFUL PROPERTY

with most perfect garden imaginable.

TO BE SOLD AT THE LOW PRICE OF £3,500.

A COMFORTABLE RESIDENCE a few minutes from church, shops, station and two miles from golf; hall, two reception rooms, seven bedrooms, bathroom and usual offices.

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In the highly favoured V.W.H. (Cricklade) Country, 500ft. above sea level, with beautiful views over the upper reaches of the Thames to the Cotswolds.
London one-and-a-half hours.

THE ATTRACTIVE AND SECLUDED COUNTRY RESIDENCE

of moderate size, and forming an admirable Hunting Box, containing three reception rooms, ten bedrooms, bath, etc., domestic offices.

PLEASURE GARDENS,

two tennis courts, kitchen gardens and orchards. GARAGE, FIVE LOOSE BOXES, GROOM'S COTTAGE, and PARK-LIKE GROUNDS; in all

ABOUT 28½ ACRES.

WITH IMMEDIATE POSSESSION.

For further particulars apply to INNOCENT & SON, Lechlade, Gloucestershire.

EXCEPTIONALLY NICE COUNTRY HOUSE. garden and paddock, to LET; three reception rooms, entrance hall, nine bed and dressing rooms; fine sporting neighbourhood, very healthy; stables, garage, cottage, every convenience; reasonable rent.—"A 7875," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

DEVON.—BUNGALOW, with twelve or more acres. Dairy Farm with 60 or more acres; excellent mixed cattle, sheep rearing and grass farms, exceptionally good water supply, houses and buildings.—Particulars from Owner, "A 7873," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.



SOMERSET (in the heart of the Taunton Vale Hunt).—Charming old-world COUNTRY RESIDENCE. Two miles Ilminster; ten Taunton. Four reception rooms, six principal bedrooms, bathroom, etc. Garage for two cars; three loose boxes; double tennis court; small farm; gardens, valuable orchard and pastureland; in all about 22 ACRES. Price £3,000. Possession Michaelmas.
Apply to Sole Agents, F. L. HUNT & SONS, Estate Offices, Ilminster.

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WHITMUIR HALL TO LET ON LEASE, UNFURNISHED.

Three miles from Selkirk and seven from St. Boswells. Entrance hall, four public rooms, ten principal bedrooms, excellent offices.

Central heating, acetylene gas, good water supply. Model stables, two large garages, byre and grass field, etc. Walled kitchen garden.

Four cottages.

Hunting with THE DUKE OF BUCCLEUCH'S, LAUDERDALE, AND JEDFOREST.

SHOOTING OVER 900 ACRES—WILD DUCK ON LOCH. LOCH FULLY STOCKED WITH PIKE AND PERCH—BOAT.

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CHARMING SMALL COUNTRY RESIDENCE in bracing locality, near sea and main line station. It has four bedrooms, bathroom, two reception rooms, bed-sitting room, kitchen, etc.; modern labour-saving conveniences. Company's gas and water; garage and lovely garden. BARGAIN PRICE £2,000. Includes tasteful furnish, equipment and Wolseley car; Owner going abroad. Inquiries solicited for this or numerous other attractive properties.—HAMPSHIRE ESTATES 592, Christchurch Road, Boscombe, Bournemouth.

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HIGH AND OPEN SITUATION.**A XVTH CENTURY FARMHOUSE.**
WITH TROUT FISHING.

On a southern slope, with fine view towards the sea. The House is a charming specimen of period architecture, and is entirely secluded. Large hall, two reception rooms, five bedrooms, bathroom; EXCELLENT RANGE OF BUILDINGS; 50 acres of good grassland, orchards and garden.

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WITH EVERY MODERN LUXURY.

ONE OF THE MOST HISTORIC RESIDENCES IN THE KINGDOM

At one time owned by Judge Jefferies.

Four panelled reception rooms, twelve bedrooms, two bathrooms; central heating, electricity. MAGNIFICENT VIEWS; GOOD YACHTING, SHOOTING. Fine old gardens, woods and pastures.

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A PROPERTY OF RARE DISTINCTION.

Occupying an unrivalled position, with views of the park; a few minutes' motor drive to the West End.

A DETACHED WILLETT-BUILT NON-BASEMENT RESIDENCE, the hall-mark of building construction. Well-planned accommodation comprises magnificent drawing room (about 50ft. by 21ft.) in the Adam taste; dining room (richly panelled walnut); study; imposing and lofty lounge, with wide and easy staircase leading to spacious galleried landing, all of which are oak-panelled XVIIIth century style; ten bedrooms, four well-appointed bathrooms, etc.; principal rooms arranged in communicating suites; compact up-to-date domestic offices.

Sumptuously appointed and decorated.

Central and electric heating throughout, constant hot water; hardwood floors; magnificent refrigerating chamber of about 200 cubic feet for stores, making ice, etc.

TASTEFULLY LAID-OUT PLEASURE GROUNDS include lawns, loggia, newly laid "Master" hard tennis court. DETACHED BRICK-BUILT LODGE, six rooms, bath, etc.; DOUBLE GARAGE (petrol storage 600 gallons); MODEL ELECTRIC LAUNDRY; greenhouses, kennels, outhouses, etc.

FREEHOLD.

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Further particulars and appointment to view may be obtained through the SOLE AGENTS, as above.

**FURNISHED HOUSES
TO LET****DEVON AND SOMERSET STAG HUNTING.**
To be LET, Furnished, from middle July to October 10th, 1928.

"ASHLEY COMBE,"

small picturesque Mansion; ample stabling, groom's rooms and gardens; half-a-mile of Porlock Weir; beautiful coast, wood and moorland walks and rides.

In the heart of Devon and Somerset stag hunting country.

Full particulars and terms from EDWARD B. WHISH, Land Agent, Fulford Grange, Kingston, Taunton.

WHITCHURCH, SALOP.—Major General T. Astley Cubitt, on taking over in October next the Command of the 2nd Division, Aldershot, wishes to LET his present RESIDENCE, "The Old Rectory," Whitchurch. The House which is well furnished and has been redecorated throughout, contains five sitting rooms, eleven bedrooms, two dressing rooms, excellent offices; and stables; and well-cultivated gardens; hunting with three packs.—Apply to Messrs. LEE, GARDNER & GABB, Solicitors, 4, Dodington, Whitchurch.

AYRSHIRE.—To LET, ENTERKINE HOUSE, Furnished, semi-furnished or unfurnished, with or without shootings and fishings or part thereof, for such period as may be arranged. The House contains five public rooms, ten bedrooms, with three bathrooms (h. and c.) and usual servants' accommodation; electric lighting, garage for two cars; two tennis courts, good garden. The fishings, salmon and trout, are excellent, and comprise about five miles (about two miles on both banks) of the River Ayr. Take of salmon for last three seasons, 50-45-108. Good mixed low ground shootings over the estate—about 3,000 acres. The House is six-and-a-half miles from Ayr Station and two miles from Annbank Station (L. M. & S. Ry.), in the centre of the hunting district and convenient for all needs. Suitable accommodation for hunters, including good stable (four loose boxes). Home Farm also to be let if desired.—For further particulars apply to Mr. JAMES E. SHAW, Solicitor, County Buildings, Ayr.

SMALL HUNTING BOX, near BANBURY.—October-April; stabling four horses, garage; four bed, three reception; telephone, central heating.—"A 7878," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

**FURNISHED HOUSES
TO LET**

CHARMING OLD OAK-BEAMED COTTAGE, entirely modernised, to be LET, Furnished, six months, year or longer; two living rooms, six bedrooms, bathroom, etc., modern offices; electric light, telephone; double garage, two loose boxes; tennis lawn, attractive garden, orchard, fruit and vegetable garden; Rugby six miles.—Apply Lady CLARE SMYTH-PIGOTT, Street Ashton Cottage, near Rugby.



GREAT SWIFTS, CRANBROOK (Kent).—The MANSION, with grounds, garages, park, farm and woodlands, to LET, Furnished, on Lease for three, five or seven years. There are 110 acres of game covers affording good shooting. The park and farmlands are all pasture but three-and-a-half acres.—Apply WINCH and SONS, Land Agents, Cranbrook, Kent.

CORNISH COAST.—SEA MEADS FARMLET, PRAA SANDS. A mild quiet spot (not isolated), away from frost and snow. Two daintily furnished Stone-built COTTAGES to LET from October 1st, sheltered from cold winds, own foreshore; coastline resembling Italy; gardens kept up by owner; free vegetables, all supplies delivered; garages, etc. Exceptionally good organisation, including education for tenants' children. Essentially nice houses with good hot water systems—not ordinary "let furnished" houses. Splendid for children whose parents are abroad. Full charge taken if desired.—Apply SECRETARY, for booklet.

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An opportunity occurs (unexpectedly through personal reason) to purchase a unique SPORTING AND AGRICULTURAL PROPERTY in the glorious West of England, comprising a small, attractive and well-fitted Residence of three reception, billiard room, eight beds, two baths (h. and c.), with electric light. Oak floors practically throughout, with inexpensive grounds; three cottages, home farm and about 250 ACRES affording

GOOD SHOOTING,

with a further 400 acres shooting (rented) and ONE MILE OF TROUT FISHING.

A further stretch of three miles' fishing is also rented. Good hunting and golf all close at hand. The Property is situated in a beautiful part, some 400ft. up, in a sheltered position, and within a few miles of market town and main line station.

The social and educational facilities are excellent.

AT VERY MODERATE PRICE.

Plan and full particulars from Owner's Sole Agents, W. HUGHES & SON, LTD., as above, who have inspected and most confidently recommend the Property. (16,978.)



WILTS (near Salisbury and within easy motor run of Bath).—This charming old-fashioned COUNTRY RESIDENCE, well placed in beautiful old grounds, in quaint old village, one mile from station; four reception, ten bed and dressing rooms, bath (h. and c.); central heating; excellent stabling, garage and two very good cottages. TWELVE ACRES, including paddock and orchard. First-rate sporting facilities.

PRICE £5,700 (OPEN TO OFFER).

Inspected and strongly recommended by W. HUGHES and SON, LTD., as above. (17,648.)

NEW FOREST.

(Borders), about a mile from main line station.

TO LET. Unfurnished, rent £100 per annum, comfortable GEORGIAN HOUSE, in about FOUR ACRES of well-kept grounds, including productive kitchen garden, orchard and paddock. Hall, three reception and nine bed and dressing rooms, bathroom, and convenient offices.

GARAGE AND STABLING.

All in thorough order.—WALLER & KING, Estate Agents, Southampton.

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A FREEHOLD RESIDENTIAL PROPERTY,

in a picturesque valley and occupying part of the

SITE OF AN ANCIENT ABBEY.

THE WELL-APPOINTED RESIDENCE, erected in 1815 in the Gothic style, with an embattled tower and castellated parapets, is fitted with modern comforts and conveniences, and contains hall, billiard room, and six reception rooms, fourteen bed and dressing rooms, linen and workrooms, four bathrooms, and offices.

Company's electric light. Gas and water. Electric heating.
Entrance lodge. Cottages. Stabling. Garage and farmbuildings.

THE PLEASURE GROUNDS are intersected by a river, which forms a series of ornamental lakes with wooded islets and fountains, and is well stocked with trout; fruit gardens and an orangery in all about

23 ACRES

SEVERAL GOLF COURSES NEAR.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (4706.)

BY DIRECTION OF MAJOR H. BEVERIDGE.

DORSETSHIRE

Three miles from Dorchester.

Seven miles from Weymouth.

THE FREEHOLD, OLD-FASHIONED RESIDENCE,
known as

RYLSTONE, MARTINSTOWN.

situate amidst the Downs in a quiet village, 260ft. above sea level with full south aspect. Three reception rooms, six bedrooms, bathroom and ample offices.

COMPANY'S WATER.

TELEPHONE.

Garage, stone-built stabling, corn and wood houses, poultry runs, etc.

THE OLD-FASHIONED GARDEN is stocked with fruit trees and intersected by paths with flower beds and borders, small lawn, etc.; the whole completely surrounded by a stone wall and extending to over

ONE ACRE.

To be offered for SALE by AUCTION in the Hanover Square Estate Room, on Thursday, September 20th, 1928, at 2.30 p.m. (unless previously Sold Privately).
Solicitors, Messrs. RANKEN, FORD & CHESTER, 4, South Square, W.C. 1.
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



ESHER AND OXSHOTT DISTRICT

Under 30 minutes from Waterloo; ten minutes' walk from station.

A PICTURESQUE RESIDENCE

in the Tudor style, occupying a splendid position, and possessing all labour-saving devices; facing SOUTH, and approached by a carriage drive. Accommodation: Galleried hall, three reception rooms, galleried landing, six bedrooms, fitted bathroom, usual domestic offices, including maids' sitting room. ELECTRIC LIGHT. COMPANY'S WATER. TELEPHONE. Detached brick GARAGE for two cars. THE DELIGHTFUL GARDENS AND GROUNDS have been carefully laid out at considerable cost and include York stone terrace, sunk rose garden, yew hedges, cypress hedges, kitchen garden, lily pond, and about three-quarters of an acre of woodland; in all

TWO-AND-A-QUARTER ACRES.
Several GOLF COURSES near.

THE WHOLE PROPERTY IS IN FIRST-CLASS ORDER.
FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY,
20, Hanover Square, W. 1. (23,918.)



BY DIRECTION OF A. S. CLARKE, ESQ.

SURREY HILLS

One mile from Reigate, one mile from Redhill.

THE FREEHOLD RESIDENTIAL PROPERTY,
RINGLEY MEAD, REIGATE.

THE SUBSTANTIAL FAMILY RESIDENCE contains lounge hall, three reception rooms, ten bed and dressing rooms, three bathrooms, and complete offices.

Main electric light, gas, water, and drainage. Telephone. Central heating.

TWO EXCELLENT COTTAGES. TWO GARAGES.

THE PLEASURE GROUNDS contain many fine trees, including specimen cedars and copper beech, spacious lawn, rose garden, fruit garden; in all about

TWO-AND-A-HALF ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, at an early date (unless previously disposed of Privately).

Solicitors, Messrs. MARTINEAU & REID, 2, Raymond Buildings, Gray's Inn, W.C. 1.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



BY DIRECTION OF MORTGAGEES. AT AN UPSET PRICE OF £3,500.

BUCKINGHAMSHIRE

One-and-a-half miles from Chesham Station, three-and-a-half miles from Berkhamsted, four miles from Amersham.

THE FREEHOLD RESIDENTIAL PROPERTY,
NASHLEIGH HOUSE, CHESHAM.

THE RESIDENCE contains lounge hall, three reception rooms, nine bed and dressing rooms, two bathrooms, and offices.

MAIN ELECTRICITY AND WATER.

CENTRAL HEATING.

Entrance lodge, garage. TERRACED PLEASURE GROUNDS with tennis lawn, accommodation land with LONG AND VALUABLE ROAD FRONTAGE. In all about

31 ACRES.

To be offered for SALE by AUCTION in the Hanover Square Estate Room, at an early date (unless previously Sold Privately).

Solicitors, Messrs. ARTHUR PYKE & CO., 24, Lincoln's Inn Fields, W.C. 2.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

KNIGHT, FRANK & RUTLEY,
AND
WALTON & LEE,

20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
41, Bank Street, Ashford, Kent.
Bridge Road, Welwyn City.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv. and xxvii.)

Telephones:

314 Mayfair (8 lines).
3066 Mayfair (8 lines).
20146 Edinburgh.
327 Ashford, Kent.
248 Welwyn Garden.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1

BY DIRECTION OF JOSEPH T. MEARS, ESQ.

BUCKS

Two minutes' walk from Marlow Lock.

One hour from London by rail.

THE FREEHOLD RESIDENTIAL PROPERTY
MILL HOUSE, MARLOW



The old-fashioned RESIDENCE, which is fitted with all modern conveniences, contains entrance hall, four sitting rooms, seven bedrooms, three bathrooms and complete offices, large detached billiard room. GARAGE, STABLING, OUTBUILDINGS, GARDENER'S COTTAGE. Electric light. Company's gas. Main water. Central heating. DELIGHTFUL OLD PLEASURE GROUNDS with clipped yew hedges, tennis and croquet lawns and well-stocked fruit and vegetable gardens with heated glasshouses; in all ABOUT FOUR-AND-A-HALF ACRES.

Also two-and-a-half acres of accommodation land with access to the river. Three golf courses within easy reach. To be offered for SALE by AUCTION in the Hanover Square Estate Room, at an early date (unless previously Sold Privately). Solicitors, Messrs. WATSON, SON & ROOM, 11, Boulevard Street, E.C. 4. Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

SUSSEX

Near the Coast and in an old-world district.

TO BE SOLD FREEHOLD WITH ABOUT 61 ACRES.

INTERESTING OLD FARM RESIDENCE

with its attractive features, REPUTED TO DATE FROM THE XVTH CENTURY



Hall with quaint oak staircase, spacious lounge having moulded oak beams, period panelling, alcoved fireplace, dining room, morning room, six bedrooms, bathroom (h. and c.) and usual offices. The House has recently been restored, careful regard having been had to the charm of the old oak construction in the half-timbered work. Setting lends itself to gardens and grounds, consistent with old-world features, which could be inexpensively laid out.

BUNGALOW COTTAGE.

USEFUL FARMBUILDINGS.

The land includes ten acres arable, seventeen acres wood, the remainder pasture.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (21,966.)

KENT AND SUSSEX BORDERS

CONVENIENT TO TUNBRIDGE WELLS.



VALUABLE FRUIT AND RESIDENTIAL HOLDING OF
FIFTEEN ACRES

PICTURESQUE OLD FARM RESIDENCE, with three reception, four bedrooms, two attics, bathroom and offices; Company's water and modern drainage. GARDENS and OUTBUILDINGS, including stabling, coach-house, three-bay barn.

The land is all grass planted with over 1,000 apple trees of the best varieties.

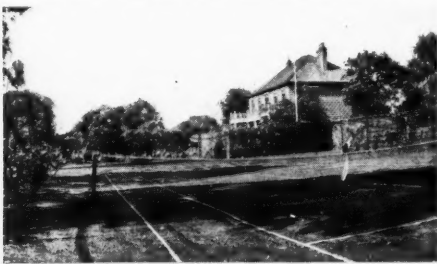
£2,500.

will be taken for the Freehold with vacant possession.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (24,131.)

ESSEX

Three miles Wickford (under one hour from the City).



£3,500 will purchase an attractive PLEASURE FARM of
48½ ACRES (all grass).

MODERN BUILT RESIDENCE, with three reception rooms, four bedrooms, bathroom and office.

Company's water. Modern drainage. Telephone. Good bungalow (two rooms).

THE GARDENS are well laid out and include rose garden, tennis lawn, kitchen garden, etc. Garage and farmbuildings.

FREEHOLD WITH VACANT POSSESSION.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (25,397.)

BETWEEN LONDON AND THE COAST

THREE MILES FROM A JUNCTION STATION.



TO BE SOLD.

THE LEASE OF THIS PICTURESQUE RESIDENCE, which occupies a lovely position on a hill with extensive views. The House contains two reception rooms, four bedrooms, bathroom, etc., and in the cottage which adjoins the house are kitchen, sitting room, three bedrooms, bathroom and two small rooms; garage for two cars.

Electric light in house, cottage and garage, telephone.

THE GROUNDS are shaded by some fine Scotch firs and include tennis court, flower gardens, etc.; in all about

TWO-AND-A-QUARTER ACRES.

Within easy reach of several first-class golf courses.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (25,240.)

BY INSTRUCTIONS FROM MESSRS. H. & G. L. MACKESON.

KENT COAST, HYTHE

On the South slope of the Hillside, commanding views over the English Channel, to the French Coast and inland over Romney Marsh.

THE FREEHOLD RESIDENTIAL PROPERTY,
HILL HOUSE, HYTHE



A perfectly appointed GEORGIAN RESIDENCE, containing hall, four reception rooms, ten bedrooms, two bathrooms, and offices. Electric light and gas, Company's water, main drainage. Garage for two cars. Stabling and outbuildings.

The gardens and grounds are completely enclosed by a fine old wall, and extend to about

ONE ACRE.

Golf at Hythe and Littlestone. Hunting.

To be offered for SALE by AUCTION, at the Town Hall, Hythe, on Friday, August 24th, 1928, at 3 p.m. (unless previously disposed of Privately).

Solicitors, Messrs. DALLAS, BRETT & SON, Hythe and Folkestone.

Auctioneers, Mr. F. W. BUTLER, F.A.I., Amalgamated with Messrs. COBAY BROS., Hythe; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1, and Ashford, Kent.

SURREY

BETWEEN SUNNINGDALE AND WENTWORTH GOLF COURSES.



TO BE SOLD FREEHOLD.

A RED BRICK AND TILED RESIDENCE erected some 40 years ago, standing about 200ft. above sea level, on sandy soil, with south aspect; it is situated about 100 yards from the road, and is approached by a drive. Hall, three reception rooms, eight bed and dressing rooms, bathroom and offices.

COMPANIES' ELECTRIC LIGHT, GAS AND WATER.

TELEPHONE.

MODERN DRAINAGE.

Stabling and garage; grass tennis lawn, croquet lawn, shrubs, herbaceous borders, kitchen garden and orchard; in all about

ONE-AND-THREE-QUARTER ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (25,297.)

KNIGHT, FRANK & RUTLEY,
AND
WALTON & LEE,

20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
41, Bank Street, Ashford, Kent.
Bridge Road, Welwyn City.

(Knight, Frank and Rutley's advertisements continued on pages iii., v., xiv., xv. and xxvi.)

Telephones:

314 Mayfair (8 lines).
3066
20146 Edinburgh.
327 Ashford, Kent.
248 Welwyn Garden.

MILLAR & SON15, FRIAR STREET, READING.
ESTABLISHED OVER 50 YEARS. Telephone No. 924.

UNDER ONE HOUR FROM PADDINGTON.



XVTH CENTURY COTTAGE, in charming situation on high ground, five miles from Reading; three bedrooms, bathroom, three reception rooms and offices; modernised and in excellent order. Bungalow, two garages and excellent outbuildings; delightful garden and land about FIVE ACRES. Price only £1,650.—Inspected and recommended by Messrs. MILLAR & SON, 15, Friar Street, Reading.

THREE DAYS' SALE.

A DELIGHTFUL SPORTING ESTATE, which will be SOLD in Lots, unless disposed of by Private Treaty. One of these Lots,

HOLBURY

will include a very compact little Sporting Estate in itself.

SOUTHAMPTON, FAWLEY.

Close to the great port; on the New Forest borders with full Forest rights; in an undeveloped neighbourhood; served by the new railway line; in proximity to Cowes, Ryde, Hythe, and close to Calshot (the seaplane station).

WOOLLEY & WALLIS are instructed by Major R. C. H. Sloane-Stanley, J.P., C.C., to offer this FREEHOLD SPORTING ESTATE OF 1,200 ACRES by AUCTION, on Wednesday, August 22nd next, and two following days, in some 120 Lots, including

HOLBURY FARM with HOLBURY PURLIEU, an exceedingly nice Sporting Estate with the old PANELLER MANOR FARMHOUSE, containing three reception rooms, six bedrooms, and capable of being made at little expense into a nice moderate-sized Country House, with very beautiful surroundings; valuable woodlands, etc., 180 acres; fish pond of three acres; 290 acres of land, i.e. 110 acres grass, 180 arable; and the sporting amenity of HOLBURY PURLIEU (110 acres); six good cottages, including also the picturesque old FARMHOUSE of

LITTLE HOLBURY.

The woodlands and dells and stream and fishponds, together with the desirable pasture and arable lands offered, present numerous possibilities to the true sportsman.

There is a very great length of valuable frontage land which could be sold off immediately at great advantage to the buyer; or Holbury Farm and Holbury Purlieu and woodlands could be bought with a smaller area of land, taking away the main road frontage on the east.

A GENTLEMAN'S RESIDENCE, with exceptional SPORTING AMENITIES can be purchased with such land as would suit the individual requirements and desire of the buyer.

This farm is with vacant possession on completion. The shooting is exceedingly good; the size is sufficient to secure and protect its advantages.

LANGLEY FARM,

next Blackfield, will be Sold divided. An EXCELLENT RESIDENCE, known as

LANGLEY FARMHOUSE,

with lofty rooms; three reception rooms, seven bedrooms and good offices; in excellent repair. The farmbuildings, with some 80 acres of valuable land, a good deal of which is valuable pasture. This is sufficient to make the place interesting and to give protection for the privacy of the house.

The buyer can easily sell to make the land less, and the buildings, which are excellent, could be easily partly converted to cottage or servants' accommodation on the farm.

There are

VALUABLE BUILDING PLOTS, with MAGNIFICENT FRONTAGES and good positions on main roads.

VALUABLE ACCOMMODATION LOTS of some 10 to 20 acres, with main road frontages, suitable for immediate development. A sound investment, also eminently suitable for MARKET GARDENS or SMALL HOLDINGS.

Water is believed to be available almost everywhere at very little depth, and the Southampton Corporation water main runs past the Estate.

Particular attention is drawn to the BEAUTIFUL BUILDING SITES for GOOD CLASS RESIDENCES, with charming southern aspect and commanding beautiful views across the NEW FOREST.

ROLLSTONE FARM,

as split up, offers similar advantages to LANGLEY: GOOD RESIDENCES and LAND, BUILDING and ACCOMMODATION PLOTS suitable for small holdings and market gardens. Also on this Lot is the exceedingly valuable and well-laid-out GOLF COURSE (9 holes), but easily capable of extension to full size course.

On all these farms there are exceedingly valuable woodlands with the VALUABLE OAK AND ASH TIMBER.

The Estate is chiefly on gravel soil. The land is good, easy-working land, and grateful to good husbandry. The pastures are of good milk-producing standard.

Some woodland Lots will be offered complete in themselves, and include VALUABLE TIMBER and FRONTAGE LAND.

The Sale should interest sportsmen, the sporting farmer, the investor, the business man and speculator, the small-holder, market gardeners and horticulturists, to all of whom it offers exceptional advantages.

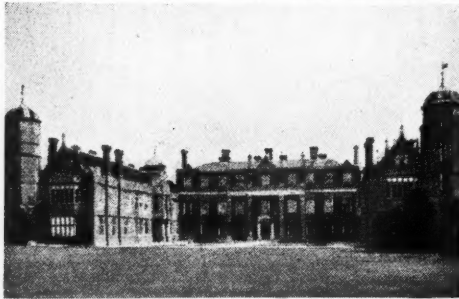
Full particulars of the Auctioneers, Romsey (phone 129), Salisbury (phone 191) or Ringwood; or of the Solicitors Messrs. FOOTNER & SONS, Romsey; C. KEITH MURRAY, Esq., Land Agent, Paultons Estate Office, Romsey (phone, Over 4).

130, MOUNT STREET,
BERKELEY SQ., W.1.**LOFTS & WARNER**Telephone :
Grosvenor 2400-01.

TO BE LET FOR THE SUMMER OR FOR A TERM OF YEARS.

COBHAM HALL, KENT

Just over one hour from London.



THIS WELL-KNOWN HISTORICAL TUDOR MANSION, pleasantly situated in well-timbered parklands; eight reception rooms, some 35 bed and dressing rooms, six bathrooms, excellent offices; central heating, electric light, etc.; ample stabling and garages.

THE GROUNDS OF GREAT EXTENT AND BEAUTY with fine old trees, tennis lawns, etc.; 18-hole GOLF COURSE in park.

THE SHOOTING over some 4,000 or more acres would be included for a long let.

For further particulars apply Messrs. LOFTS and WARNER, 130, Mount Street, London, W.1; or Messrs. H. & R. L. COBE, Cathedral Chambers, Rochester, Kent.

WORCESTERSHIRE AND GLOUCESTERSHIRE
(IN THE LEDBURY COUNTRY).

About fourteen miles from Cheltenham and nine from Gloucester.

"THE DOWN HOUSE,"

A RESIDENTIAL AND SPORTING ESTATE WITH FINE VIEWS OF THE MALVERNS AND COTSWOLD HILLS.



It comprises a stately GEORGIAN RESIDENCE, finely placed on an eminence with a south aspect overlooking a richly timbered park. It has charming GROUNDS AND GARDENS with a STUD FARM, well fenced and sheltered PADDOCKS, and ranges of loose boxes, each with water laid on; the whole forming a compact Estate of about

296 ACRES.

THE RESIDENCE contains a spacious central hall, two drawing rooms, dining room, study, excellent domestic offices, eight principal bedrooms, three bathrooms, four secondary bedrooms, nine to ten servants' rooms, servants' bathroom, etc.

THE HOUSE IS EXCEPTIONALLY WELL PLANNED AND IS IN AN EXCELLENT STATE OF REPAIR. ELECTRIC LIGHT. CENTRAL HEATING. MODERN DRAINAGE. MALVERN WATER LAID ON.

THE GROUNDS are particularly attractive and effectively designed to harmonise with the House and its surroundings. There is extensive STABLING AND GARAGE ACCOMMODATION.

THE STUD has only been established since 1921, but such good winners have been bred as ETHNARCH, GRANDE VITESSE, VALOIS, ELLANVALE, etc. There are STUD GROOM'S HOUSE, RANGES OF BOXES, etc., and SEVEN COTTAGES, also FARMHOUSE and HOMESTEAD.

HUNTING FIVE DAYS A WEEK.

And the Property is only fourteen miles from Cheltenham, which has become a centre for RACING and POLO. For further particulars apply to Messrs. LOFTS & WARNER, as above, or to Messrs. BRUTON, KNOWLES & Co., Estate Agents, Gloucester.

ON THE COTSWOLDS.



Commanding extensive views, 700ft. above sea level; two miles Painswick, five miles Gloucester, ten miles Cheltenham.

BUNGALOW RESIDENCE, comprising lobby, lounge, three bedrooms, bathroom (h. and c.), good domestic offices; and outbuildings, including stabling with two loose boxes and forage room. Good water supply, modern drainage, telephone installed; tastefully laid-out garden and ornamental woodland and pastureland; the whole having an area of about 5a. 2r. PRICE £1,200.—For further particulars apply CORNELIUS & BOUTER, Auctioneers and Estate Agents, Promenade, Cheltenham.

CORNWALL, NEAR ST. IVES.—For SALE with immediate possession, delightful GRASS FARM, in high state of cultivation and beautifully watered; exceptional range of buildings, including dwelling house and two cottages; good rough shooting and hunting.—"A 7879." c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

FOR SALE, with possession, Freehold PROPERTY, Beech Hill, Newport, Salop, comprising convenient House with south aspect (three reception rooms and nine bedrooms); three cottages, two of which are newly erected; and pastureland; in all about 20 acres; town water, gas, and drainage, electric light from own plant; walled kitchen garden, garage (two cars), stabling; greenhouse and viney, tennis lawn.—Further particulars from Messrs. LIDDLE & HEANE, Solicitors, or from Messrs. HODGES, HARRIS & ELLIOTT, Solicitors, both of Newport, Salop.

SHOOTINGS, FISHINGS, &c.**SCOTLAND.****WALKER, FRASER & STEELE,**ESTATE, SHOOTING AND FISHING AGENTS,
74, BATH STREET, GLASGOW,

AND

32, SOUTH CASTLE STREET, EDINBURGH.

Telegrams: "Sportsman, Glasgow." "Grouse, Edinburgh."

GOOD SHOOTING.—A 500-acre Hampshire FARM, affording unusually good shooting, is for SALE, with vacant possession at Michaelmas next, at a very moderate price.—Apply to Mr. ALLAN HERBERT, Estate Agent, Andover. Phone 102.

UNFURNISHED FLATS TO LET

RIVIERA, NICE (Promenade des Anglais).—Unfurnished FLATS to LET, all facing sea; every possible convenience; ideal situation; garage. Rents from £90 to £200 per annum. English ownership and management. Also two Villas.—Apply MANAGER, 167, Promenade des Anglais, Nice, France A.M.

TOM & JAS. SPEEDY

86, GEORGE STREET, EDINBURGH.

MOORS. FORESTS.

FISHINGS. LOW GROUND SHOOTINGS.
TO LET AND FOR SALE.Telegrams: "Speedys, Edinburgh."
Telephone: 21631.

WARWICKSHIRE AND MIDLAND COUNTIES.—COUNTRY HOUSES, FARMS AND ESTATES.—Free register of Messrs. FAYERMAN & Co., Leamington Spa. Established in 1874.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 2129.

ILLUSTRATED REGISTER OF PROPERTIES IN
CHELTENHAM AND THE WESTERN COUNTIES
WILL BE SENT ON APPLICATION.



AN EXCEPTIONAL OPPORTUNITY.
COTSWOLD COUNTRY (Charlton Kings, near Cheltenham; three miles from kennels).—A charming compact small **RESIDENTIAL ESTATE** in secluded situation; four reception rooms, nine bed and dressing rooms, bathroom, good domestic offices; stabling, garage, etc.; well laid-out gardens, good pasture orcharding; in all some **FOURTEEN ACRES**. Main water, gas and drainage.
PRICE £4,250 FOR WHOLE, or £3,250 WITH FIVE ACRES.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 2129.

BENTALL & HORSLEY

88, BROMPTON ROAD, S.W.3
Telephone: Sloane 6333.

SMALL QUEEN ANNE HOUSE

BUCKS.—A charming **HOUSE OF CHARACTER**. Six to eight bedrooms, bath, three reception; electric light, every convenience; lovely old-world gardens; paddock; about
FOUR ACRES. **FREEHOLD**, £2,500.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

A PERFECT ELIZABETHAN RESIDENCE

SURREY AND SUSSEX BORDERS.—Beautiful country, ideal situation. Eight to ten bedrooms, two baths, three reception; full of oak and of great character; lovely old gardens; two cottages.
25 ACRES. **MAIN WATER**.
FREEHOLD, about £5,000. A RARE OPPORTUNITY.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

XVTH CENTURY GEM

HANTS AND SUSSEX BORDERS (near Petersfield).—A quaint, exceedingly picturesque **RESIDENCE**, beautifully situated 450ft. up, lovely views. Six bed, bathroom, three reception; centuries old gardens; paddock.
SIX ACRES. **STABLING, COTTAGE**.
FREEHOLD. **LOW PRICE FOR QUICK SALE**.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

CENTRE OF WHADDON CHASE

BUCKS (50 minutes London).—Charming old-world **RESIDENCE**, in beautiful gardens; lovely situation, perfect seclusion. Three reception, five bedrooms, bathroom, etc.; stabling, garage.
SIX ACRES. £2,750.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

SEVENOAKS

A FINE OLD PERIOD RESIDENCE, solidly built of brick, with Adams' features. Four lofty reception rooms, eight to ten bedrooms, bathroom; wonderful old English gardens, box hedges, lavender walks, beautiful trees; paddocks.
30 ACRES. **FREEHOLD**, £6,500.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

A RIGHT DOWN BARGAIN

45 MILES SOUTH OF LONDON (20 miles from the coast).—A HANDSOME **TUDOR REPLICA**, stone built. Three large lofty reception rooms, eight bedrooms, bathroom; all main services, electric light, gas, water and drainage; stabling, cottage.
SIX ACRES. **FREEHOLD**, £3,950. **BARGAIN**.
BENTALL & HORSLEY, 88, Brompton Road, S.W. 3.

Of Interest to Farmers and Colonizers

THE undersigned have a liquidation to wind up, comprising between 20,000 and 30,000 acres of fine land near railway, church, school and market, which can be had on easy terms of payment at a low rate of interest on any part of the purchase price remaining unpaid. Full particulars to be had from

THE STANDARD TRUSTS COMPANY
WINNIPEG :: CANADA

Telephone:
MUSEUM 7000.

MAPLE & CO., LTD.
TOTTENHAM COURT ROAD, W.1

Telegrams:
"MAPLE, LONDON."

HERTFORDSHIRE

Overlooking Knebworth Golf Course, lovely position, 500ft. up, gravel soil, private road, ten minutes' walk Knebworth Station



THE **FREEHOLD** PERFECTLY APPOINTED COUNTRY HOUSE of moderate size. THE WIGWAM, DEARDS END, KNEBWORTH. Specially designed and splendidly built, fitted with all labour-saving conveniences, electric light, gas and water (from Company's mains), main drainage, heating and hot water system, telephone. Hall, gallery staircase and cloakroom, three sitting rooms, four bedrooms (fitted wash basins and h. and c. supplies), white tiled offices. BRICK-BUILT GARAGE. BEAUTIFULLY LAID-OUT GARDENS, en-tout-cas tennis court, vegetable and fruit garden, orchard; in all about **ONE-AND-A-HALF ACRES**.
Vacant possession on completion of purchase.
MAPLE & CO. will SELL the above at the London Auction Mart, 155, Queen Victoria Street, E.C.1. on Thursday, September 13th, 1928, at 2.30 p.m., unless previously disposed of by Private Treaty.
Solicitors, Messrs. TAYLOR WILLCOCKS & CO., 218, Strand, W.C.2.
Auctioneers, MAPLE & CO., LTD., Tottenham Court Road, London, W. 1.



SURREY HILLS, CATERHAM (Executors' Sale).—Very substantial **FREEHOLD**, secluded grounds, half-an-acre, perfect order; set in woodland scenery, away from noise; eight minutes station, fast trains Town; 500ft. up; vestibule, hall, lavatory cloakroom, three reception, kitchen, scullery, butler's pantry, six beds, bath, etc.; gas, electric light, telephone; every convenience; easy to run; redecorated 1927. £2,750, for quick SALE. Reduced from £3,500. A real bargain.—J. E. CORRY, Bedford Chambers, Covent Garden, London, W.C. 2.

LAND, ESTATES AND OTHER PROPERTIES WANTED

WILL INSPECT AT ONCE.

GENUINELY REQUIRED TO PURCHASE, within about 45 miles of London (not Essex), A WELL-APPOINTED HOUSE of distinction, having about eighteen bedrooms, three reception, etc., and enough land to ensure privacy. Reach of golf if possible. Price up to about £6,500 if requirements met. Photos will be returned.—Correspondence only to Captain B., 38, Avenue Mansions, Finchley, N.W. 3.

REQUIRED.

COUNTRY HOUSE of genuine character (Elizabethan or Jacobean), in small park surrounded by ring fence; distance not more than two hours from Town, main line; Sussex, Hants, Wilts or Dorset. Beautiful old gardens and vistas required. Particulars only entertained from owners or solicitors acting therefor.—All particulars and photographs to be sent to ARTHUR ROBERTS, 19, Hanover Square, London, W. 1.

LADY OF TITLE

WISHES TO PURCHASE

AN OLD DERELICT FARMHOUSE with barn and outbuildings suitable for restoration and conversion. Isolated position preferred, in the Guildford, Godalming or Dorking districts, and not clay soil. ABOUT 20 ACRES FOR PRIVACY. PRICE £3,000. Please send particulars to "Mayfield," c/o JOHN D. WOOD and Co., 6, Mount Street, W. 1.

LAND FOR SALE

ST. IVES (Cornwall: coast and vicinity).—A few delightful BUILDING SITES for SALE, close to good roads; water and building stone practically on the spot.—"A 7880," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

WIMEREUX, BOULOGNE, Rue Gorge, Rue des Anglais. A good opportunity to purchase this Freehold Property, containing nine rooms and offices, together with the excellent furniture. Price all at £900. May be viewed.—Address Mrs. POTTER, at the residence.

J. CARTER JONAS & SONS

8, SUFFOLK ST., PALL MALL EAST, LONDON.
Also at
11, KING EDWARD STREET, OXFORD, and 27, MARKET HILL, CAMBRIDGE.

BY DIRECTION OF LORD CARRINGTON.

COUNTY OF BUCKS.

"DAWS HILL," HIGH WYCOMBE.

28 miles from London; station one-and-a-half miles.

TO BE SOLD WITH POSSESSION.

THE FINE COUNTRY RESIDENCE
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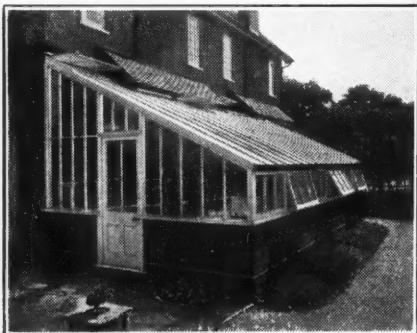
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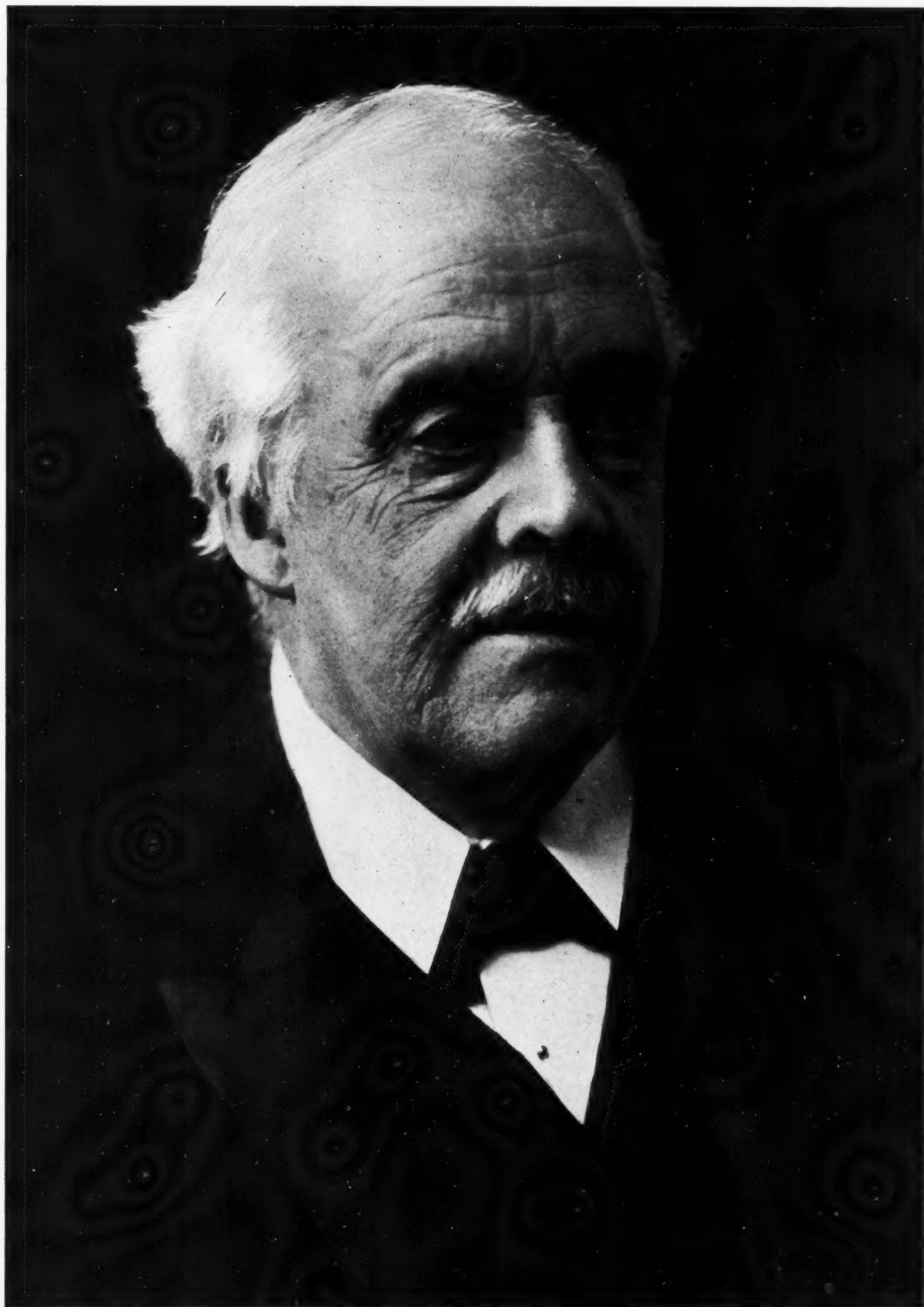
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CONTENTS

	PAGE
Our Frontispiece: The Earl of Balfour, K.G.	153, 154, 180
The Farmer and Education. (Leader)	154
Country Notes	155
Keats and Hampstead, by Cyril de Montjoie Rudolf	155
Buildings	156
Cowes Week: The Pageant of Sail, by John Scott Hughes	157
A Modern Farm, by H. G. Robinson	160
At the Theatre: "Land Rats and Water Rats," by George Warrington	163
"Since Then I Have Used No Other," by Bernard Darwin	164
Polished Corners	165
High Schooling	167
Country Home: Clifford Manor.—I, by Christopher Hussey	168
An Inlaid Pedestal Table, by Ralph Edwards	176
Our English Prose, by V. H. Friedlaender; Other Reviews	177
George	178
The Earl of Balfour—So, by Lord Riddell	180
Correspondence	181
A Well Spent Life (Mary Atkinson); The "Spaniards" Gate-house (Ralph Edwards); "At Eve the Bittern Boometh" (Ian M. Thomson); A Richmond Park Moth; "West Indian Pepper-pot" (Arthur O. Cooke); The Stove in the Grass; Dangers of Hot Weather (G. T. Clarke); The Gate Crasher in Bird Society (G. Hearn); Fieldfares Breeding in England (C. E. Gurney); A Lonely Botanist (Lady Apsley); A Motherly Setter (David Boyle).	
When the Luck Turns	183
The Estate Market	184
Oak Furniture, by J. de Serre	xxxiv
The Automobile World	xxxvi
Chamois Stalking in the Vorarlberg, by G. Fitzgibbon	xl
Vermis	xlii
New Roses	xliv
Flower Garden Notes	xlviii
The Ladies' Field	1
August Welcomes the Large Hat for Smart Seaside Wear; Dress for the Plages, by Kathleen M. Barrow; From a Woman's Notebook.	

EDITORIAL NOTICE

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THE FARMER AND EDUCATION

IT has been evident for some time that the erstwhile attitude of the average farmer towards agricultural education and research has been very much modified in recent years. The scientific farmer of pre-war days was often derided and criticised by his neighbours; while educational institutions were condemned for imparting book knowledge rather than stimulating practical enterprise. There is but little doubt that, in the early days, a good many mistakes were made by those who had acquired a scientific training in the principles and practice of agriculture. An agricultural education which merely concerns itself with the possession of a theoretical knowledge of agriculture in general is not calculated to improve the standard of farming, or to impress observers as to the practical value of such training. Knowledge, if it is to be of any practical service, must be capable of application to the everyday problems of farming experience. The business of farming is primarily that of making a living, and the true test of the value of education is whether it helps a man to be more successful than he would have been had he not been in possession of the knowledge so obtained. In the long run pounds, shillings and pence are the proof of efficiency.

The Royal Agricultural Society has for long set a worthy example to the agricultural scientists by its now familiar motto of "Practice with Science." This is the only sound combination. The one without the other is likely to end in failure, a truth which has been amply proved in the past. The criticisms of the earlier years have undoubtedly served their purpose, and, as a result, greater emphasis has been placed upon the importance of a sound practical knowledge as a part of agricultural education. Science must always build upon the foundations of practice, and subsequently—to change the metaphor—the two must run in double harness in order that the results of research may be applied with full effect.

It is impossible to measure the exact value of the service rendered by education and research to the farmer. Practically all the counties possess their own agricultural organisers with staffs capable of dealing with the specialised features of these particular areas. In some cases counties have their own agricultural or farm institutes which serve as training centres for pupils taking short courses in agriculture and allied subjects. The counties in turn are grouped into provinces, each group of counties having its own provincial agricultural college. The colleges represent the interests of higher agricultural education, though at the same time, in some cases, they are catering for students who can only afford to spend a short period in the study of a special subject. Attached to the colleges are advisory staffs whose duties consist of the investigation of local problems in each province. The research institutes, which are specialist centres, are able to tackle national problems, and thus there is a complete network of agricultural teaching, advice and research spread over the whole country. It says something for the success of this work that in a good many areas farmers have started their own agricultural discussion societies, at which they have the opportunity of meeting agricultural research workers and teachers, and that through them a keener interest has been stimulated in the ideals of "Practice with Science." It is noteworthy that it is not only the younger generation who are most keenly interested. The recent agricultural depression has made it essential for both old and young to become conversant with anything and everything which can help them out of difficulties.

That scientific investigations have come to the rescue cannot be denied. The more complete knowledge concerning the manuring of both grass and arable land has made significant differences to the returns from each. The scientific feeding of farm stock has been responsible for marked developments in the sphere of dairy farming in particular. Bacteriological research on milk has made it possible to increase the popularity of this important food. Diseases of crops and animals are gradually being better understood, and in very many cases means of prevention and remedy stave off disasters which would otherwise overtake the farmer. More recently, questions relating to the best methods of performing farm work have come under the consideration of investigators. This work is likely to achieve valuable results, while the economists in turn, by their marketing surveys, are following agricultural produce to the stage at which the financial side of farming occupies first place. That such results are being obtained is the strongest proof that those whose lives are being spent in the various research, advisory and teaching centres are not labouring in vain, and that the farmer will be well advised who looks upon education as one of his most certain aids to future prosperity.

Our Frontispiece

OUR frontispiece this week is a portrait of the Earl of Balfour, who celebrated his eightieth birthday on the Wednesday of last week. Lord Riddell has written an appreciation of Lord Balfour, and of his services to the nation, which appears on page 180 of this issue of COUNTRY LIFE.

* * * It is particularly requested that no permission to photograph houses, gardens or livestock on behalf of COUNTRY LIFE be granted, except when direct application is made from the offices of the paper.

COUNTRY NOTES



THE view has already been expressed in these pages that the President of the Auctioneers' and Estate Agents' Institute took an unduly pessimistic view, in his recent address at Oxford, of the prospects of country houses and estates. Mr. Driver said that "large country houses are at a discount." While, naturally, large properties take, and always have taken, longer to sell than small ones, scarcely a week passes without the news of the sale of at least one country house of importance, usually with a considerable area of land. Even the most unwieldy houses, such as Ashridge, are bought for institutions. There never has been a time when regrets were not being expressed for the disappearance of good old squires and good old days. Those who follow our articles on the country homes of England recognise how comparatively short is the average family's tenure of a property. Six generations is probably the mean between purchase by a self-made man and sale by an impoverished "squire." Mr. Driver was also unhappy about the type of man who buys estates nowadays, believing him to have only a "superficial interest" in land. The very reverse is nearer the truth. The keenest agriculturists and breeders, and the most go-ahead landowners, are usually those most newly arrived. The landowning classes always have been recruited from among successful business men, and the records of the past few years give no reason to think that the business man is fighting shy of the country place that is his instinctive ambition.

THE fact that the fight between Tunney and Heeney was, from a commercial point of view, a failure is certainly no cause for lamentation. Without bearing any ill will to Mr. Tex. Rickard, who "promoted" it, it may be said to be a very good thing that he lost his money. The monstrous purses for these battles, which have grown ever more and more bloated, are absurd and cannot possibly do any good to the sport of boxing. The fact that the crowd stayed away from the fight is interesting from the point of view of crowd psychology. Tunney is a fine boxer and fighter, and in every way a credit to his profession, but he does not "get it across"; he seems to lack the dramatic and personal qualities that make an appeal to the crowd. They would rather see Dempsey watching a fight than Tunney taking part in one, and so they stayed away and listened to an account of the fight by wireless. Perhaps they do not approve of Tunney's "high-brow" ambitions. The newspapers that have so persistently told us about the champion's desire to meet Mr. Bernard Shaw have probably not done him a good turn. They give a perhaps unjust impression of priggishness, and, whatever else the champion of the world may be, he must not be a prig. Tunney would have done much better to declare that he had never heard of Mr. Shaw but should like, on general principles, to punch his head.

FOR many years the world in general has wondered why a progressive and eminently practical nation like the Germans continued to handicap itself with its Gothic script and lettering. Of late years the Germans have shown an increasing tendency to print their more important books on art and science in Latin type, for it had been found that the foreigner able to read German would read it in this type, but was apt to flinch from the combination of mental effort and eye strain involved in a struggle with the cramped black-faced Gothic founts. The German daily papers, on the other hand, continued in the old way. Now a great departure has been made. The *Berliner Tageblatt*, one of the most authoritative of the German newspapers, has changed to the Latin script. It was feared that conservative public opinion would resent the change; but the relief to the eye has won the point even with a public solidly wedded to the stodgiest of German traditions. The influence of the change will be felt abroad, for it will mean that the *Tageblatt* will be far more widely read because it can be far more easily read. As civilisation depends so much upon a better understanding between the nations, this first step is important, and an easier public access to contemporary German thought may yet play its part in the preservation of peace and the maintenance of progress.

A GOOD harvest is the finest possible cure for agricultural depression. Despite the rather ominous start of a late, cold spring the tide has turned, and on all sides we find promise of a really successful yield. The growth this year has been steady, but the ripening has been unusually swift, and already field after field shows a glorious deepening of colour. In some districts harvesting has already begun; others have still to bear the hazards of a week or two; but everywhere wind and rain seem to have been kind, and in the south and east you may travel far and wide before you see a field which has been badly laid. Still, no weather suits all crops, and, although hay has been excellent this year and corn promises a bumper yield, roots everywhere need more rain and the orchards have felt the spell of drought severely. Potatoes and hops have thriven and are singularly free from disease, while sugar beet, despite the lack of rain, looks good and may yet yield a good average of sugar content. In all, the prospects are exceptional—and, above all things, timely, for, as every farmer knows, a kindly sun and beneficent and moderate rain may in one good season redress the balance of dark years and do more for farming in general than any belated scheme of aid promoted by the Government.

KEATS AND HAMPSTEAD.

Gaunt red-brick flats; smart villas (leaded panes
And all the tricks of *quaint old-world* pretence,
Rockery and crazy-paving, rustic fence);
Roads neatly curbed and cambered. Scarce remains
A tree of those that shadowed rutted lanes
Where Keats once lingered. Gone the thickets whence
Nightingales sang of summer, and incense
Drifted of hawthorn drenched by sunset rains.
The poetry of earth is never dead:—
With honied broom the threadbare Heath's aglow,
And festive trippers, scattering orange-peel,
Banana-skins and paper as they tread
The patient turf to baldness, dimly feel
Beauty has mysteries deeper than men know.

CYRIL DE MONTJOIE RUDOLF.

WE have all been taught in the nursery not to "make personal remarks," and in some respects, it appears, we need reminding of it when we are grown up. If ever we feel an inclination to call a young red-headed friend by some such facetious name as "Copper Knob" or "Carrots," we must restrain it not merely on the grounds of common civility, but because we may be producing in him something akin to an inferiority complex. Dr. Crichton Miller made an almost passionate plea for the poor red-headed boy, at Cambridge the other day, in an address to the British Social Hygiene Council. Jokes hurled at him or in the street have been known to "twist his whole attitude to the human herd." He is not, in fact, Dr. Miller

says, of a choleric temperament. If he shows any signs of being wild and rebellious it is because these same jokes have driven him into an attitude of self-defence, and he is aggressive only because conscious of injustice. Perhaps this is why Uriah Heap was such an unpleasant person, and Dickens unjust in making him seem such a villain.

THE agreement reached between the Railway Managers and the Railway Union leaders is a triumph for British common-sense and a very sound testimony to the fine spirit which prevails on both sides. There has been much talk of industrial goodwill, but here, at least, is a concrete example of what can be achieved by it. The railways, faced by a temporary period of uncertainty, are meeting the situation with a common sacrifice from top to bottom. The companies will save some three million pounds a year; the men will not have to face prospects of unemployment, short time and unstabilised conditions. The standard rates are to remain as they are, but for a period of emergency the reduced rates are to prevail. It is to be hoped that the spell of depression will be only a short one, and that the relief of railroad enterprise from the old statutory obligations which confine its operations to the rails, and forbid its extension to the roads, will soon be effective. As matters stand, the country as a whole owes a debt of gratitude to the railway-men for the excellent spirit in which they have met an economic emergency, and it is to be hoped that this sensible relationship between Capital and Labour will prevail in other industries as well, and come to be symbolic of the sensible and progressive spirit of our times.

THE County Cricket Championship was made all the more exciting by Lancashire's victory over Kent at Maidstone. The Kent eleven have something of the quality of that famous little girl who had a little curl. They are very, very good, but when they are bad they make no mistake about it. They tumbled out in the first innings before Macdonald, who is, when he has a mind to it, a match-winning bowler, and though they fought hard afterwards it was too late. The stolid Lancastrians had gained their advantage and would not let it go. So now Kent hold only a decimal lead and the Championship is all to play for. Another interesting event has been the most spirited plea of an old Australian cricketer, Mr. J. W. Trumble, on behalf of Spofforth as the greatest of all bowlers. His article in the *Times* has stirred to a sentimental excitement all those old enough to have seen the "Demon" bowl, and has made a younger generation appreciate something of his greatness. Meanwhile Barnes, who is considered by some to be Spofforth's rival, has given a taste of his quality by taking—and that at the age of fifty-three—some dozen West Indian wickets, and making our visitors declare that he is the best bowler they have met. It is a very pretty argument, all the better for the fact that it cannot possibly be decided.

AT the recent Show of new roses, held at the Royal Horticultural Hall, Vincent Square, under the auspices of the National Rose Society, the definite need for some improved system of judging and making awards to new varieties of roses was clearly apparent. Dissatisfaction was expressed by many authorities competent to judge of the merits of new varieties, on the awards made at the Show. It is evident, from the results of the judging in the past, that the present method of making awards to plants and flowers on the exhibition table is wrong. In many instances, roses that have gained distinction, by the award of a merit certificate or a gold medal have been found sadly wanting in the garden, and others passed over by the judges have become varieties of garden value. The result is that, to some extent, awards are meaningless and certainly without value. They do not indicate to the keen rosarian or garden owner, who wants to keep abreast of horticultural developments, the really valuable varieties of the year that are likely to succeed under garden conditions and which are undoubtedly improvements on existing kinds. The only way to judge new varieties is to test them growing under garden conditions—and not one plant of the new variety, but half a dozen. If they were tested in this way for

two years, any award that was made would stand as a strict criterion of merit.

THE National Trust, it has been bitterly remarked, is becoming generally recognised as the country's executor. If things are not yet so bad as all that, the Trust is certainly coming to stand, in the popular mind, for the idea of preservation, and this year's Report records a larger number of acquisitions than in any previous year. But the danger is that, when people discover the existence of such an organisation, they are apt to repose too much confidence in it, not troubling to subscribe to it themselves. At present the Trust is engaged upon what is regarded as perhaps its greatest undertaking: the preservation of the Stonehenge "skyline," for which an appeal was launched this time last year. After a year's hard work, £13,000 have been raised and half the area bought. The aerodrome is already being demolished. But if to this immemorial mystery is to be given back a measure of dignity and solitude, 650 acres and a sum of £16,000 are still needed before the expiry of the option at the end of this year. A photograph in the Report shows the cheap cottages and "Stonehenge Café" which will spawn all over the grass if the money is not forthcoming.

DEVIL'S Dykes, Punchbowls, Bridges and so on were not given such names for nothing. Centuries may go by and, like the inhabitants of Herculaneum, we may frequent the grassy slopes of the Devil's Dyke unmolested. But sooner or later there will be an irruption. At Brighton there has been a striking example of demoniac recrudescence. As Mr. Toobad used to say in *Nightmare Abbey*, and might well repeat to the wretched inhabitants of Brighton: "The devil is come amongst you, having exceeding wrath, for he knoweth that his time is short." In a year or two it would have been too late. The downs would inevitably have been zoned, on the Regional Planning Committee's recommendation, as an agricultural open space. So the Devil, in a hurry as always, had to build his race track before that happened. He may still be frustrated, it is believed, if the Portslade District Council refuses consent to his working in the district. But the fact remains that the Brighton Corporation's reception of the Devil as their adviser and fellow-worker has lowered the prestige of the town in the eyes of the whole country, and set an exceedingly bad example to smaller seaside resorts. And it encourages the Devil so.

BUILDINGS.

Some grieve to think the New Jerusalem,
The Many-mansioned Town of Paradise,
Lies not as once in dreams it seemed to them
—Just overhead, adjacent in the skies.

But might we not with gratitude be filled,
When from earth's towns we lift a heavenward face,
That even God Himself forbears to build
On those wide Fields, that glorious Open Space!

G. M. H.

IF you have got to have powder as well as jam, it is a good thing to have the powder first. It was almost inevitable, according to past experience, that there should be some sort of unpleasantness at the Olympic Games, and we may hope that it has been got over on the very first day. It was truly unfortunate that the French team should take no part in the opening procession, owing, as it seems, to very unwise behaviour on the part of a gate-keeper; but a handsome apology has been made and accepted, and the less said the soonest mended. The first day of actual competition appears to have passed off with perfect smoothness and friendliness, and that is a good omen. Two Americans and a German each put the weight well over fifty feet, and an American high jumper cleared nearly 6ft. 5ins. The two great Finnish runners, Nurmi and Ritola, monopolised the 10,000 metres race. Lastly, and this was most encouraging, a Canadian runner won the sprint and our own Lord Burghley won the Low Hurdles, thus showing once more that he is not only a great runner but a great racer.

COWES WEEK: THE PAGEANT of SAIL

PERHAPS for a painter it would be almost as difficult, but for a writer it seems impossibly hard. The picture that comes unbidden to mind at this time of year is a matter for the brush, surely, rather than the pen, for the wide open scene is a blend all of colours and of curves. Sails and the sea.

The little town is superbly set, a gem at the heart of those waters where one closest feels the pageantry of our sea history. But it is only a little over a hundred years ago that Cowes became the holiday centre of a handful of folk who delighted in sailing for sailing's sake. Soon Fashion discovered the Solent, and there "inhaled its first taste of fresh airs after the fatigues of the London season, before it spread itself over Europe in the Autumn." This blend of "society and sails" is, perhaps, not exactly to the taste of the true-blue yachtsman, who would prefer that his beloved sport owed nothing to a fashionable convention, and a little resents the publicity that for one brief week fiercely illuminates his doings.

Though Cowes Week is made much the merrier by the social host that descends on the little town during the first week of August, actually the sporting aspect is little affected. Cowes Week regattas are the most important in the sailing year because more vessels are then engaged than at any other sailing festival. Dozens of races are sailed each day, each day almost every existing class of yacht is catered for, and each day the total number of competitors runs into hundreds.

This fact is not remarked in disparagement of the incomparable social element of the famous Week. Cowes is certainly the pleasantest of all functions (if it should really be so called), for there is about it all the most agreeable free-and-easy atmosphere, an exhilaration almost, that always seems to come from

any concern with boats and the water, ships and the sea. Cowes Week is a great reunion. You meet then people you have not seen since "last Cowes," people you would not at once connect with salt-flavoured interests. And it is too, somewhat surprisingly, a famous democratic occasion during which a common love of ships and sailing unites the crowd—such crowds! From the water's very edge they are packed, rank upon rank, in a mass that reaches back into the narrow High Street, where the jamb is almost solid. "Where do they all come from and what are they doing at Cowes?" and you wonder if one in ten could tell a cutter from a schooner. But you would be wrong, as the comments of those around you would soon make clear. The British general public has an instinct in these things. For the rest of the year it might be a stranger to the way of a ship in the sea, but to see this gathering of beautiful ships it will flock to Cowes in its thousands.

The peculiar glory of Cowes is not diminished by the passing years, rather it is enhanced. For the sailing ship of commerce has almost altogether vanished from the seas, and only by yachts are we able to preserve something of their incomparable loveliness and grace. It is a curious reflection that the refinements in the arts of sailmaking and of design are the products of these mechanical times; and they are to be seen in the racing and cruising yachts of to-day.

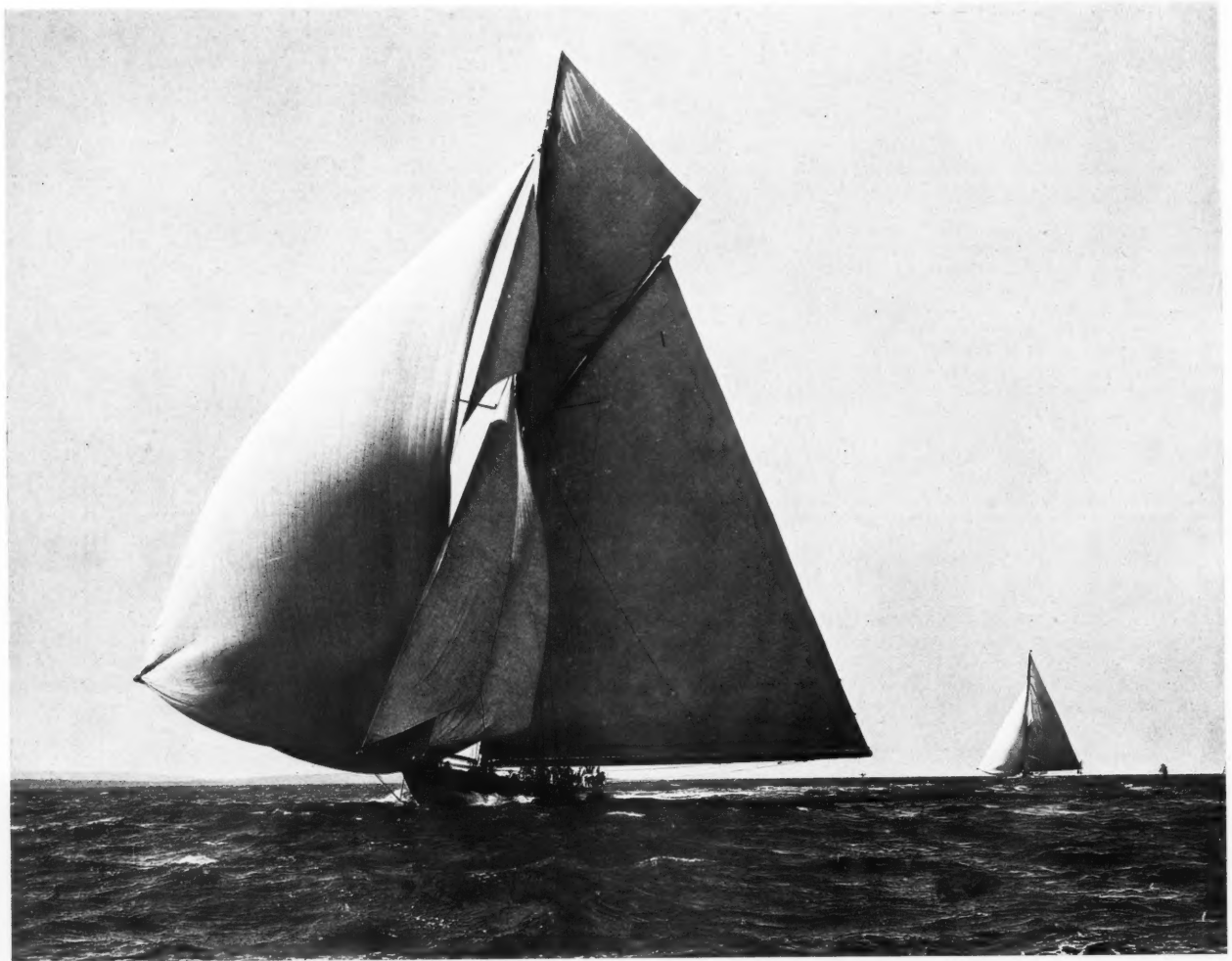
But a modern Cowes without the Britannia is almost an unthinkable thing. It is a particularly happy fact that the King's famous old racing yacht should, by her own remarkable qualities, so long have remained the queen of her class. Britannia is becoming a legend. She is in her thirty-sixth season, having been designed (his masterpiece) by the late Gordon Lennox Watson in 1893 for King Edward VII, then Prince of Wales.



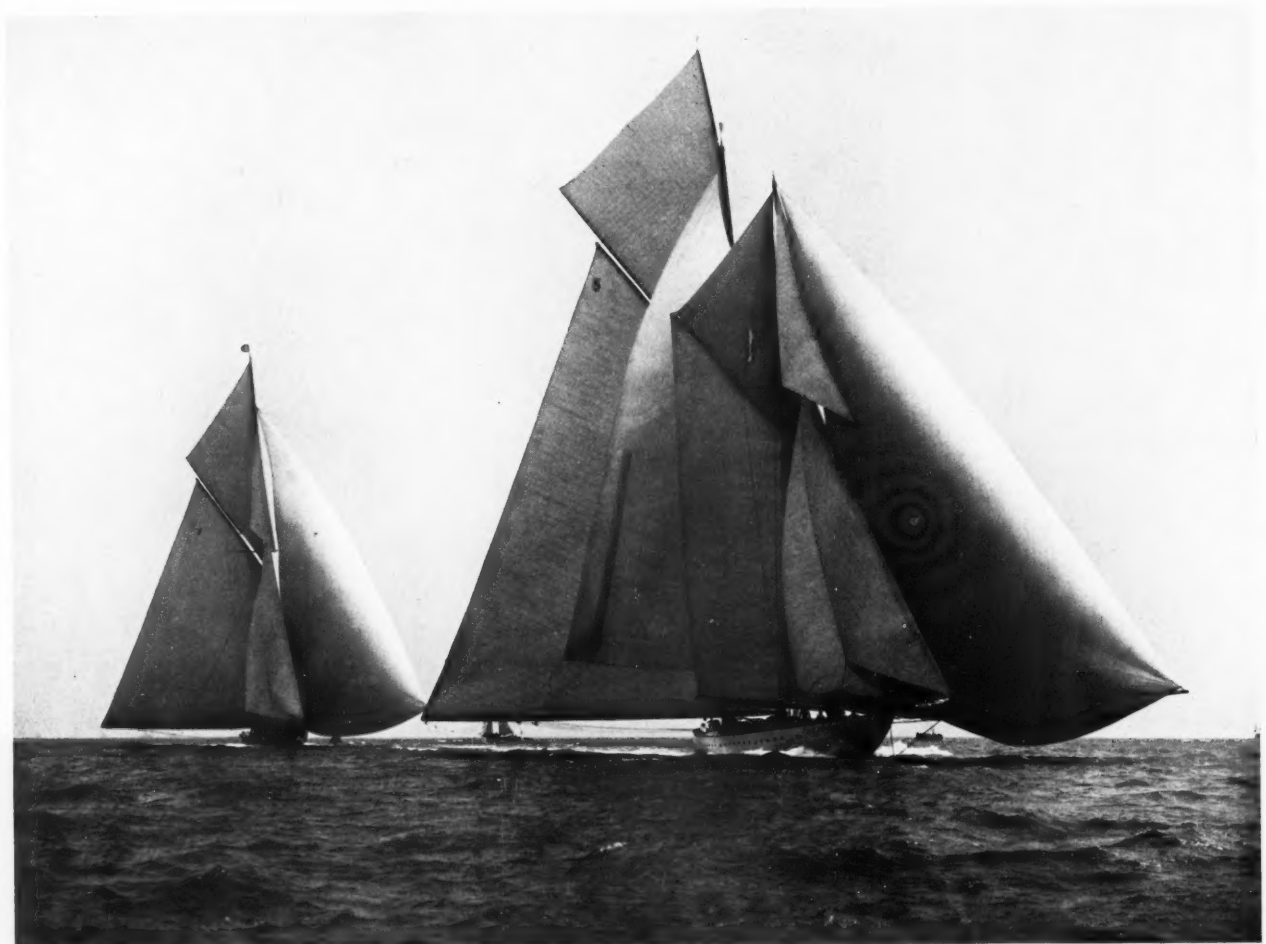
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SIR HOWARD FRANK'S NORADA.

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BRITANNIA RACING AT COWES.



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WESTWARD LEADING THE BRITANNIA.

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Her first season's record was extraordinary—thirty-three firsts from forty-three starts—and in her maiden season she heavily defeated the formidable American yacht *Navahoe*, which had earlier beaten the *Valkyrie* in the races for "the America's cup." King Edward raced her each season about the coasts until his succession to the Throne, when *Britannia* was sold to be converted into a cruiser. But the King soon regretted having parted with her, and a year later he bought her back from Sir Richard Williams Bulkeley.

Britannia was absent from first-class racing until just before the war, but her "come back," as it would now be called, was sensationally triumphant when it is remembered that she was matched against yachts built many years later embodying many inventions and refinements of design. From time to time, of course, *Britannia* has been altered and reconditioned, so that probably little of her original material remains. *Britannia*'s outstanding characteristic is her superiority in strong breezes, and this sturdiness somehow endears her the more. Up to the end of last season her record stood at 188 prizes out of 405 starts. "The good old boat," as yachtsmen call her, is as good as ever. For some years now she has been steered in most races by Major Philip Hunloke, an amateur helmsman of great experience,

built, designed by the genius Herreshoff in 1910. This glorious vessel is the biggest racing yacht we have—she has a waterline length of 96ft., a beam of 27ft., and carries over 13,000 sq. ft. of sail. She is always handled in the most spirited manner, and the sight of *Westward* so grandly sailed is one of the most impressive sights now afloat.

Lulworth is not, like the others, a veteran with an illustrious past. With the exception of *Astra* and *Cambria*, she is the only post-war yacht in the big class. A few seasons ago, when she was in charge of Charlie Bevis, she did excellently. But taking it all round, her performance has been disappointing; yet there are signs that she is finding her form again, and her victory in the King's Cup race in the Clyde may be the forerunner of another burst of successes.

The remaining yachts in *Britannia*'s class are *Astra* and *Cambria*. This is their first season. Each is the product of a famous designer, *Astra* having been built on the Clyde from Fife's design, *Cambria* at Gosport from a design by Nicholson. Each is Bermuda-rigged, and represents the best of the designer's art to build a fast but habitable yacht under the rules now in force. These splendid cutters are doubly interesting as being the first of our big yachts to be rigged with the high tapering



Beken and Son.

MRS. N. FLOWERS' BRYONY (left). MRS. COLLINS' AND MAJOR HODGKINSON'S HARMONY (right).

Copyright.

although the King frequently takes his trick at the wheel when he is on board.

Shamrock is, perhaps, the best known of *Britannia*'s racing rivals. Sir Thomas Lipton's famous cutter ought not to be confused with the *Shamrocks* with which he has made his gallant, but hitherto unsuccessful, onslaughts on "the America's cup." The present *Shamrock* was built specially for the British big class as long ago as 1908, and the beautiful green cutter has raced strenuously ever since with considerable success.

She and the lovely *White Heather* are usually bracketed together, because between these two famous yachts there has always existed the very keenest and closest rivalry. Both were built by the great designer Fife, *White Heather* a year before her almost-sister. The ding-dong battles between these two have been going on ever since. In scores of races these two have slashed along beam to beam, never separated by more than a boat-hook's length, for mile upon mile. It is difficult to say which is superior to the other, but, perhaps, *Shamrock* is the better in moderate to hard winds, yet *White Heather* has a marvellous knack of "ghosting" along when there seems not to be a zephyr to fill the biggest topsail.

The best of the fleet, in a good sailing breeze over a course that will give plenty of racing and windward work, is the *Westward*. *Westward*, the only schooner in the big class, is American

triangular sail called a "Bermudian." Now, it has been proved beyond doubt that this shaped sail is the more efficient to windward—actually about 15 per cent. more than the gaff-and-topsail rig of the conventional cutter type. But to carry this sail requires a mast higher than necessary with the old rig if one is to sport the same area of canvas, and this exceptionally lofty spar requires intricate and cunning rigging. Many say that in sea-going craft of large size the rig is weaker and, therefore, more dangerous than the gaff style, and that in strong winds they stand a good chance of seeing their sky-raking masts go by the board. Certainly it does happen, and the other day, while racing on the Clyde, *Astra* had the ill-luck to lose her mast. But the advantages of the Bermudian rig are at least as obvious as the drawbacks. The vessels can be worked with fewer hands and less expense all round.

In the smaller classes the new fashion has quite swept away the old. In modern racing yachts of anything under 50 tons the Bermudian rig is fitted to almost every vessel built to the international rule—to which most countries subscribe. Perhaps the finest racing ever known is enjoyed by the 12-metre class, yachts of about 35 tons which are pure racing craft yet able to house in comfort their owners and crews while cruising. This season the class is a particularly fine one, consisting of over a dozen vessels so evenly matched that after a race over a thirty

or forty mile course no more than a few seconds separates the first from the last. Old boats are not easily outclassed by the new-comers—an excellent testimony to the soundness of the rule under which they are all built. Vanity, for example, steered by the veteran yachtsman "Fiddler" Payne, was built five years ago, and she is almost always in the first flight.

The 8-metre and 6-metre classes are also built to the international rule. So that racing may and does take place on terms of perfect equality between yachts of different nationalities. The

"twelves," "eights" and "sixes" have, if British, K12, K8, K6 marked on their sails above their class number on the fixture card, so that the fortunes of any boat may be followed.

The 6-metre yachts compose the finest small racing class in the world. These little boats attract the finest helmsmen, and the sport is accordingly of the keenest and closest character. It is with these little thoroughbreds that British and United States yachtsmen contest for the British-American Cup, one of the most important of international sporting events.

JOHN SCOTT HUGHES.

A MODERN FARM

LIEUT.-COLONEL C. LYON'S CROP-DRYING PLANT.



COLLECTING THE NEWLY MOWN GRASS.

It has been a frequent comment in recent years that farmers have not mechanised their farms to the extent which circumstances seem to warrant. Indeed, a perusal of agricultural literature relating to other advanced countries indicates the importance attached to electrical equipment and the employment of labour-saving machinery. In analysing the position in this country it has to be confessed that only in isolated cases is any serious attempt made to utilise fully on the farm all that modern science and engineering ability have made possible. There are well founded reasons for this relative backwardness, and not the least important is the question of farming

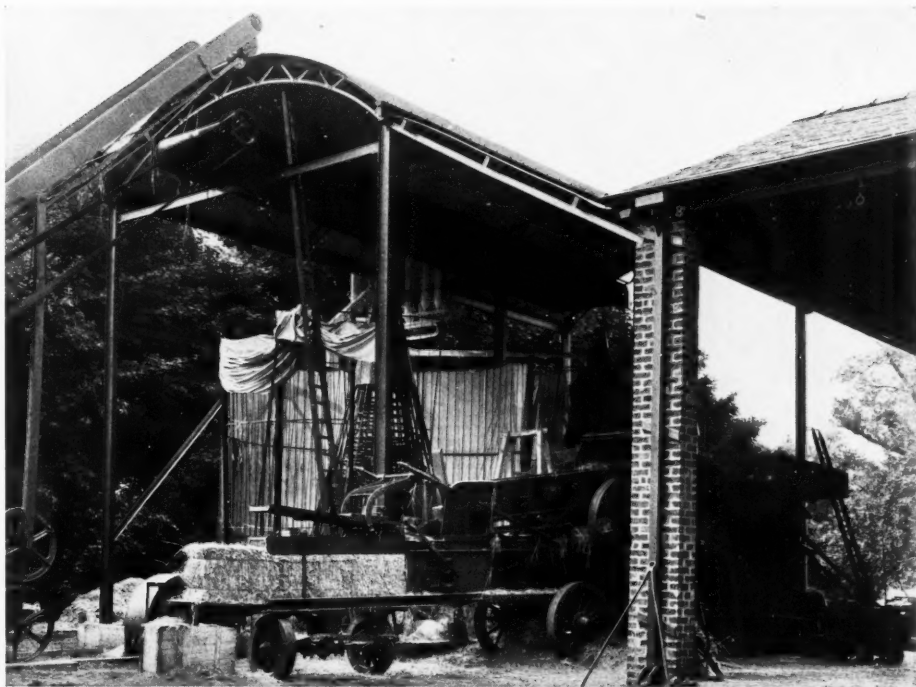
capital. In the past very few have been able to start a farming career with an adequate capital, and one can well understand that, under such conditions, few are inclined to experiment at their own expense. Here and there, however, one comes across examples of private effort to solve outstanding problems. Their exploits in this direction are as interesting as the efforts made by those who endeavoured to raise improved classes of livestock more than one hundred and fifty years ago. The association, however, is still with livestock. English agriculture is most closely identified with some phase of livestock breeding, whether in the sphere of meat or milk production. Perfection



STACKING THE NEWLY MOWN GRASS.

has been almost realised in the breeding of high-class stock, but in the general economy of farming food costs are still the all-important factor, and if only our farms could be made more self-supporting in respect of food supplies, then greater prosperity would be assured to the farming industry.

Much attention has been devoted recently to the possibility of preserving grass in a "cake" form. This is the outcome of research work at Cambridge, in which it has been pointed out that grass grazed at frequent intervals when in its young stages not only gives a higher output of food per acre, but at the same time it has a nutritive value equal to that of the average concentrated cattle cake. The suggestion has been made that if this young grass could be preserved until winter, the solution of many farm feeding problems would be forthcoming. All this work has been very much in the nature of theory rather than practice, but it is not without interest to note that the drying of grass by artificial means is not novel and has been previously discussed in COUNTRY LIFE (April 17th, 1926, and June 26th, 1926). Apart from the discoveries of the chemists, it has always seemed strange that the average farmer was left solely to the mercy of the weather in regard to the drying of his hay crops for winter food. The usual plea has been that artificial hay-making plants have not been universally successful, or that they were not an economical proposition. Nevertheless, the fact that young grass is of such high feeding value raises again the question as to whether this can be economically preserved independent of the weather and with its full quality. The answer to this is best given by drawing upon an actual example, *viz.*, that of Lieutenant-Colonel Charles Lyon's experiments at Appleton Hall, Warrington.



CORN (WHEAT) BEING DRIED, THRASHED AND STRAW BALED.

Colonel Lyon's farm is some 250 acres in area, about 100 acres of which are under the plough and worked on the six or seven course rotation, the land being sown with long ley seeds mixtures. All along a progressive view has characterised Colonel Lyon's farming activities, for the whole farm has been equipped with electricity derived from the Warrington Corporation Supply. Very favourable rates have been obtained, and the farm serves as a model of farm electrification. This in itself makes it outstanding, though electricity is now being more extensively utilised on farms in different parts of the country. There is nothing new in the fact that a farmer employs electric motors for driving his separators or for hauling his sacks of grain. When cheap electricity is a feature of the supply in this country this kind of thing ought to be general. The main item of interest on the Appleton Hall Home Farm is, however, the crop-drying apparatus which Colonel Lyon has perfected.

Readers are already familiar with the crop-drying systems patented by Mr. Borlase Matthews and Dr. Owen of Oxford. Colonel Lyon himself experimented with both these types, but they did not satisfy his standard of perfection. After five years of continuous experiments, the present crop-drying plant was evolved. This consists of a conical-shaped framework, inside of which are constructed a series of five spiral systems of hot-water pipes, which in turn lead to a coke-heated high-pressure boiler at the side of the crop-drying plant. The grass, or whatever crop is being dried, is then stacked around the cone, the grass being conveyed by means of an elevator. The illustrations indicate the manner of stacking, the grass being added until it reaches almost to the apex. A cage surrounds the cone and around the stack, and this is provided with curtains for the retention of the warm air. Drying is achieved by circulating through the stack a continuous supply of warm air. The air is conveyed by an underground duct entering at the base of the cone and forced into the stack *via* the spirals of hot-water pipes by means of a cyclone fan driven by an electric motor.

Experience indicates that the stack must be built right away, otherwise the material consolidates and the air is not blown through equally. The capacity of the stack is about ten or eleven loads of grass (which is built in about two hours when the field is close to hand), producing three to four tons of hay. The cones are in duplicate, so that one is being dried and emptied while the other is being prepared, and on the average the two cones produce seven or eight tons of hay each per week, or a total of fifteen tons between the two. The length of time necessary for drying the grass depends on the character of the material and also the atmospheric conditions. A dry day is a considerable aid to rapid drying of the stack, but on the average it takes about thirty-six hours' blowing to make the hay into a condition fit for storing. Hay has been produced from only a twenty-four hours' blowing, but this is exceptional. In order to overcome storage difficulties, the dried hay is transferred from the drying



A "CLOSE-UP" VIEW OF THE STACK, SHOWING CONE AND CYCLONE FAN.

plant into a Howard baler and the hay is stacked in this baled form in an adjoining barn. In the absence of baling, the hay lies so loose that an abnormally large storing barn is necessary.

It has to be recognised that the artificial drying of grass demands a certain amount of organisation in respect of available crops and economising in transport. Colonel Lyon has endeavoured to arrange his mowing fields as near as possible to the drying plant. The grass is cut by a Fordson tractor with an attached cutting bar, while the grass is collected the same day by a Massey-Harris hay-loader and deposited on a specially constructed wagon for attaching to a tractor. This wagon, when loaded, is then drawn to the stackyard by a rubber-tyred tractor, and the whole outfit has proved exceedingly valuable for road transport. This year the crops have been cut as early as possible in order to obtain hay of the highest feeding value, while use has been made of nitro-chalk for encouraging second and third growths for further cutting. Thus, in the present season, a rye, rye grass and vetch mixture was cut on May 14th, while the first mowing of seeds hay was made on May 28th. An attempt is being made to keep twenty head of shorthorn dairy cows on the produce from 14 acres of land during the forthcoming winter.

Before discussing the food value of this dried hay, it will not be out of place to give some details concerning the costs of manufacture, together with the cost of plant. Colonel Lyon estimates that his duplicate plant with complete equipment, including the cost of the structure and the piping, brickwork, cement, hay loader, elevator and baler, would cost about £1,000. It is true that this is a heavy initial expenditure, though Colonel Lyon is inclined to suggest that the plant is so valuable that centralised units become a future possibility, so that a number of farmers could utilise them. One example of its value occurred last year, when a Cheshire farmer, living some five miles away from Appleton, approached Colonel Lyon in October with a view to having dried artificially some grass which the bad weather did not allow to be harvested. Accordingly, 25 tons of green grass were brought to the drying plant, and, at a cost of £10 expended on fuel and power, there were produced 4½ tons of hay—the only good hay which this particular farmer had on his place the whole winter. The average running costs indicate that 30lb. of coke per hour is sufficient to maintain a temperature of 200° Fahr. in the hot water installation in the cone. The coke costs about 22s. 6d. per ton, which means that 11s. worth of fuel is consumed in twenty-four hours. A 12 h.p. electric motor is utilised for driving the cyclone fan, the power for which costs 6d. to 8d. per hour, or 15s. in twenty-four hours. The total cost per twenty-four hours is, therefore, about 26s. As the average drying period is about thirty-six hours, the running costs per completed stack are 39s. As the completed stack contains 3 to 4 tons of dried hay, the cost per ton for drying is from 10s. to 13s. When one further adds the cost of mowing and collecting by the mechanical labour available at Appleton Hall, it becomes evident that economical hay-making is practised by this system, particularly as hay-making can then be practised by design, independent of the weather.

Much interest is now being displayed in Colonel Lyon's methods, and a complete series of analyses of the finished products has been made at the Cheshire School of Agriculture. For the sake of comparison the following analyses are given:

	Hay mown May 28th.	Hay mown June 20th.	Typical figures for good meadow hay (wood).
	Per cent.	Per cent.	Per cent.
Moisture	14.05	9.21	14.3
Protein	10.20	9.89	9.7
Oil	2.55	3.20	2.5
Sol. carbohydrates ..	45.28	45.62	41.0
Crude fibre	20.23	24.68	26.3
Mineral ash	7.69	7.40	6.2
	100.00	100.00	100.0

The second analysis is one which I had made privately after my visit to Appleton, and the remarkable feature of which is the dryness of the product. For actual comparisons it would have been much better if samples of the same grass had been allowed to be exposed to sun-drying. It is claimed that the mechanically dried hay is more digestible, but this point could only be ascertained by actual feeding experiments. This much is certain, that last winter Colonel Lyon had remarkably good results from the feeding of this dried hay to his dairy cows. One might say that the real test of Colonel Lyon's system starts when the herd has to be maintained in winter. Careful costs and details have been kept of food consumption and, for the period extending from October 1st, 1927, to April 1st, 1928, the herd of twenty shorthorn cows was maintained on the following:

HOME-GROWN PRODUCTS.

Pasture, October 1st to October 29th.
Ditto, March 24th to April 1st.
Clover hay, 36 tons.
Pea, oat and lucerne mixture hay, 6 tons.
Marrow stem kale (November 6th to February 11th), 18 tons.
Oats, 6 tons 10½cwt.

PURCHASED FOODS.

						£	s.	d.
Bran ..	8½cwt.	..	..	..	value	4	6	1
Indian meal	13½cwt.	..	..	..	..	7	0	11
Cereallettes	11½cwt.	..	..	..	..	5	16	8
Linseed meal	4½cwt.	..	..	..	..	2	18	1
Totals	37½cwt.	..	..	..	..	20	1	9

The purchased foods were principally used following the period when the supply of marrow stem kale ceased, and the above foods produced 6,739 gallons of milk in the twenty-six weeks from twenty cows. One wonders how many farmers were able to support their herds on such a satisfactory basis last winter; while in the forthcoming winter an attempt is to be made to rely upon home-grown foods entirely. The daily rations of the cows last winter consisted of about 28lb. of hay per day per head, given in six or seven feeds; 12–14lb. marrow stem kale; and 2lb. of oats for each gallon of milk produced. Thus, at a time when the majority of milk producers were handicapped by the high cost of purchased foods, Colonel Lyon was in the fortunate position of making a satisfactory profit from his milk.

The crop-drying plant with the new system of intensive manuring can be utilised over a much longer period than formerly, but it is interesting to mention that Colonel Lyon utilises the plant for drying his corn crops. Two or three acres of corn can be stacked around each cone, and the material is dry with only twenty-four hours' blowing. Apart from immunity from weather troubles, the resulting grain realises a much higher price per hundredweight than ordinary field-dried grain. Thus, the dried stack is thrashed right away and the straw baled, and the moisture contents of the grain will be seen to be remarkably low:

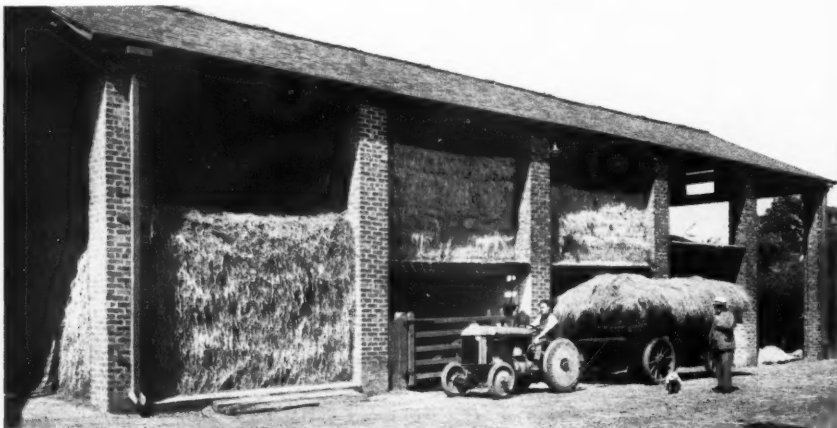
1927 RESULTS.

	Moisture.	Protein.
Oats	11.8%	10.0%
Wheat	12.9%	8.4%
Barley	12.1%	6.9%

Last year the wheat and barley were marketed right away, 1s. 6d. per hundredweight above the market price being realised for the wheat and malting price being secured for the barley. The oats were retained for home consumption, but it is interesting to mention that oats dried in this manner have a superior value for porridge purposes, the flavour being especially good.

In passing a personal opinion on Colonel Lyon's methods, there is every reason to believe that he has invented a system which is exceedingly valuable and that his results justify confidence being placed in it.

H. G. ROBINSON.



THE ARRIVAL OF GRASS FOR DRYING.

AT THE THEATRE

"LAND RATS AND WATER RATS."

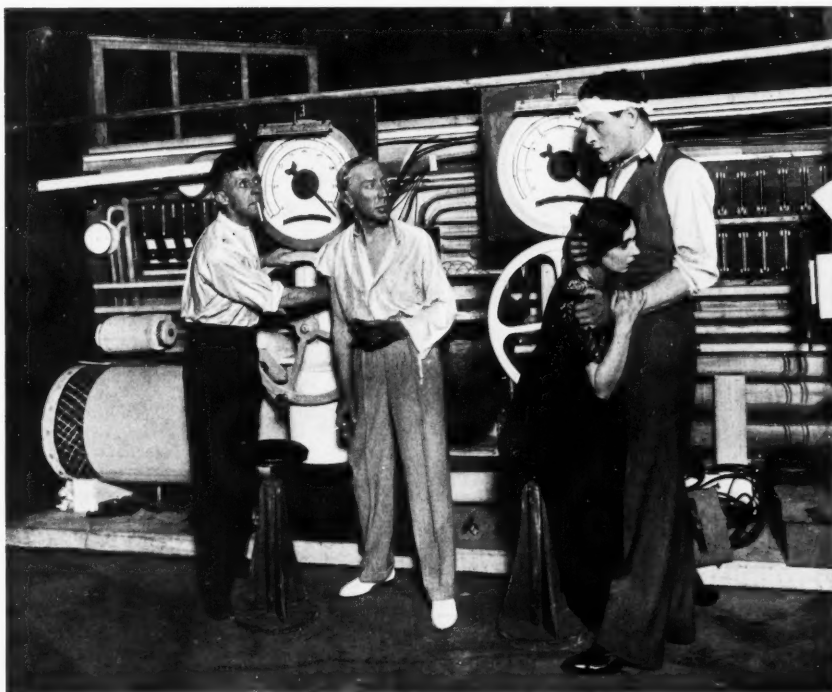
"SAILORS don't care." They are particularly right in not caring what men eminent in other walks of life have said about the profession of sailor. "When men come to like a sea-life, they are not fit to live on land." "No man will be a sailor who has contrivance enough to get himself into a jail." "A man in a jail has more room, better food, and commonly better company." Dr. Johnson's animadversions upon the sea and sailors are well known. But there is one other equally famous writer whose animus against the sea is the more pointed in that it is expressed with greater moderation. That writer is William Hazlitt, and the essay in which the remark occurs is, if I mistake not, the one about the Indian Jugglers. Hazlitt is laying down his well known law that a man is only entitled to be dubbed great on condition that the profession which he exercises is great. He is on the point of comparing Cavanagh, the fives-player, with Nelson, the admiral, and he counters the possible objection that the playing of fives is not a great occupation with the calm statement: "But for myself I have not much opinion of a sea-faring life!" I am away from my books, but that I believe to be the gist of the passage. It is to be hoped that recollection of such dicta as these filled the mind of

Lieutenant-Commander Richard Greville, D.S.O., R.N., as he stood pinioned to a post and was told that he was about to be drowned by the flooding of the kitchen cellar belonging to a disorderly house at Malta. It may be convenient to say at this point that the play about which I am writing is entitled "Contraband," a piece originally presented at the Q Theatre and written by Mr. Noel Doon and Miss Marion Warren Fawcett. It may also be convenient to say that the reason why the Lieutenant-Commander was under sentence of death was that

he had poked too sharp a nose into the affairs of the owner of "The Sailors' Billet." Now Jensen, the proprietor, a hybrid of the type Conrad drew so well, kept a couple of submarines which used to pop up in the Mediterranean at night and return with unlawful booty procured from sources not divulged. The first act, in which the rascality of Jensen and the Nosey-Parkerishness of the Lieutenant-Commander were postulated, took the unconscionable time of one hour and twenty minutes. Throughout this long act the proclaimed adversaries kept up a running fire of threats without proceeding to execute any of them. "I will do such things,—What they are yet I know not; but they shall be The terrors of the earth," each said in turn, and proceeded to do nothing which would have scared a mouse. At the long last, however, the Lieutenant-Commander made forced descent into the cellar and we arrived at the point indicated above.

It may now be stated that within arm's length of the hero—bound, you remember, to a post in the cellar—was a submarine. In fact, the cellar appeared to contain little else. One saw none of the kegs, casks, hogsheads, pannikins, which, ever since I was a boy, have been the rightful litter of a smugglers' cave. One saw no bales of silk, no flagons of scent, no dozens of ladies' gloves. Pearls abounded not. It was distinctly the case of Yo-ho-ho and no bottles of rum. But perhaps, like good smugglers, it was their practice to get rid of one lot of stuff before taking in the next. There was certainly the submarine, and within arm's length, too! That is, if the Lieutenant-Commander could get his arms free.

Why only one submarine? The other had been disposed of that afternoon by the British Navy. Well, though the Lieutenant-Commander was enormously outnumbered, and though he was handicapped by having a virtuous young woman recumbent upon his bosom, he did actually succeed in getting free. In less time than it takes to tell he had opened the lid of the conning-tower or whatever it is called. "Anybody coming with me?" he asked. "Ay, ay, sir," replied a doped deserter from the Navy who happened to be lying about the cellar floor. "Most certainly," said Bob England, a young gentleman whose mind as well as body appeared to be clothed in white duck. The recumbent young woman spake not at all, but when her turn came to climb into the submarine, clomb. Two of the others had already dived head first through the conning tower, and as the Lieutenant-Commander, waiting gallantly to the last, closed the lid, the submarine glided away. Thereupon the roof of the cellar fell in with an effect rather like that obtaining in melodramas about Samson, Sardanapalus and other ancient gentry. This was extremely realistic, inasmuch that on the first night a block of granite, which cannot have weighed less than a ton, came to rest within a foot of the conductor of the orchestra. When this portentous lump had been whisked away and the curtain rose again, it rose upon nothing less than the bottom of the sea, or that portion of it which was temporarily occupied by the submarine. This scene was almost effective, but I was not in a position to be a good judge. It was a very hot night, and the doors leading to the stalls were thrown open so that a flood of light streamed into my eyes and prevented them from taking in all the impressive happenings on the darkened stage. That was on the left of the auditorium. On the right



"THERE'S ONE CHANCE LEFT."

"Contraband," at the Princes Theatre: Eliot Makeham as Sanders, Bert Coote as Bob England, Gwen Ffrangcon Davies as Estelle and Frank Vosper as Dick Greville.

of the stage was to be seen something credibly alleged to be the wall of that part of a submarine which leads to its tail. But on this wall there were shadows, the warning shadows of the prompter gesticulating in agonies of anticipation. I should judge, however, that for people seated in the middle of the theatre and looking neither to the right nor to the left, this scene may quite possibly have been very effective. I remember seeing at the Gate Theatre a realistic little tragedy, "The Admiralty Regrets . . .," which was all about death from asphyxiation, and I know perfectly well that the third act of "Contraband" is not nearer to reality than Drury Lane was in the hey-day of its autumn dramas. But, I repeat, this scene will probably do, since not reality but entertainment is the matter in hand at the Princes Theatre.

Once more the curtain rose, and this time it was upon the bar of "The Sailors' Billet," the floor of which seemed to have suffered no inconvenience from the quantities of granite shed at the end of Act II. Or is my architecture all wrong? In my view the floor of one room has always been the ceiling of the room immediately beneath. But let me not be pedantic. All that mattered is that the submarine had given up its living. The acting-captain having cutely dropped his keel, the submarine had then risen to the surface; and the British man-of-war had, presumably, recognised in the countenance emerging from the conning-tower not the deplorable gills of the pirate they were engaged in potting, but the rosy charm of Mr. Frank Vosper, who, it shall now be confessed, was Lieutenant-Commander

Richard Greville. Hereabouts one thought that rehearsals of the play had stopped, for the drama was seen moving to its end with all the agitated desultoriness of a drawing-room charade. However, it came to an end and the friends of the authors stood up in their serrated ranks and intimated that they were smitten hip and thigh after the manner of the Hittites and the Amalekites.

One meets such a production as this with the respect due to two things: it is obviously not an intellectual work gone wrong, but a genuine effort to entertain in a simple way, and it is equally obviously a work of the imagination. Asking myself whether Mr. Noel Doon is familiar with the ways of the British Navy and the British Secret Service, and whether Miss Marion Warren Fawcett is intimately acquainted with Maltese resorts like "The Sailors' Billet," I come to the conclusion that they are not. I must then regard their piece as a work of the imagination, since for it they would appear to have relied entirely upon their imaginations. Is it all a trifle long-winded? Possibly yes. Is it at any time witty? Possibly no. But there is no hurry. This is, to my knowledge, the first work of these collaborators, and doubtless they will be witty by and by. In the meantime they have given some

of their actors chances which some of them take. I foresee for Mr. Vosper, if he is not very careful, the same fate which is overtaking Mr. Nicholas Hannen, that managers will too continually force him, in the American phrase, to "pull the charm stuff." He gives a very good performance in this piece, of course, for it is the kind of thing any capable actor could do standing on his head. Perhaps the best criticism of the play would be that if Mr. Vosper had stood on his head throughout, the piece would have been in no way affected. As a Cockney sailor, Mr. Eliot Makeham gave his usual brilliant performance. As a nigger Mr. Frederick Peasley played like a white man. There was a remarkable piece of acting by Mr. Lamont Dickson, who is a magnificent comedian. This player portrays deliciously the type of mind through which runs a perpetual stream of mindlessness. But one is conscious throughout that if some dramatist would provide Mr. Dickson with serious occasion beneath the clothing of frippery he could rise to it. Unless I am mistaken, there are the makings of an actor in Mr. Esmond Knight. Messrs. James Carew and H. St. Barbe-West and Miss Ffrangcon-Davies must permit me to say no more about them than that with their several presences they adorned the unadornable.

GEORGE WARRINGTON.

"SINCE THEN I HAVE USED NO OTHER"

BY BERNARD DARWIN.

IN thinking the other day about our Walker Cup team that will soon be setting out for America, I reflected that it was just six years since I set out as a camp-follower with the first Walker Cup team that went on that great, if so far fruitless, adventure. This reflection brought with it another, namely, that it must be very nearly six years since I had had my iron clubs cleaned. It was in America that I gave up that habit. I did not do so originally in any pious imitation of some of the distinguished players there who prefer unpolished clubs. My original motives were mixed, made up of uncertain proportions of laziness and niggardliness. The free-born American citizen who carries one's clubs will not clean them. Therefore somebody in the professional's shop must be paid to do so; but when one is on a tour and dashing from course to course, the motor car always seems to come to the door, not necessarily before the fee has been paid, but before the clubs have been cleaned. This offended my economical soul, so I determined to leave them dirty for a while, and dirty they have remained ever since.

I am not sure that "dirty" is to-day a fair epithet to apply to them. They were dirty to begin with, horribly so, with nasty spots of red rust upon them, but that stage is long since past, and now they have a beautifully rich consistency of blackness worthy of a carefully coloured pipe or some wonderful panelled room. It is, indeed, more than a mere colour, it is a kind of paste of blackness. For the first year or two after I had abandoned cleanliness caddies used to ask me if I wanted my clubs cleaned. They used to ask it in a hopeful tone, as if they deemed that the additional elbow-grease involved would be worth the additional tip. They seldom ask me to-day, realising that no tip, however princely, could repay so Herculean a labour. I ought, in fact, to be popular with caddies, for the moment the round is over they get their reward and are free men, while their colleagues are still polishing away with little pieces of sandpaper that are worn to shreds and inclined to get red hot.

I cannot pretend to say that I have not sometimes felt ashamed of my black clubs, and almost determined on a tremendous revivalist campaign. Other people's clubs, admittedly, look much nicer than mine do. I envy in particular that difference in degree of shininess which marks the middle of the face, the exact "sweet spot" where the best shots come from. The faces of my clubs are uniform and lustreless. Still, there are compensations—not fanciful, but eminently practical ones. There are those who keep their clubs black because they allege that the glint of the sun on the iron distracts the eye, or that the dull face grips the ball better. They are illustrious players—some of them—but I think they are rather fanciful for all that. My practical compensation (apart from the fact that when I carry my own clubs I do not have to clean them) is this, that my clubs become practically immortal and that—in a good hour be it spoken—I shall be able to play with them till I play no more. Most of the irons that are now in my bag went with me to America six years ago, and they are still of the same weight as they were then, unless, indeed, they

are grown heavier as that rich overlay of dirt grows annually thicker by a hairsbreadth. And that is something; nay, in respect of a favourite iron, it is a great deal. It seems to me that there is something very pathetic in an iron which has served its master well for years and then has perforce to be laid on the shelf since much cleaning has made it too light and spoilt its balance. That is a fate which long since overtook the two iron clubs I have loved best in the world. One was a curious old lofting iron with a rounded back, the other a dear little putting cleek. I have them both, but they are now only museum pieces. I did, indeed, try to revive the cleek by an operation—the soldering of a blob of metal on to its back—but it was, perhaps, a sacrilegious action; at any rate, it did not pay, for the virtue has gone out of the club and I wish I had not done it. My present clubs will not suffer such a fate. They may be discarded now and again because I cannot play with them, but they will always be ready to forgive and do their best when I take them back into favour.

There is another advantage in that nobody would ever dream of stealing my clubs, either intentionally or inadvertently. They are unmistakable. Either I or a caddiemaster can pick them out of a large heap in less than no time. Other people occasionally have black clubs, but there is a certain disreputable *je ne sais quoi* about mine which sets them apart. Mr. Robert Harris, to give a distinguished example, has black clubs, but his have a positively smug air of respectability as compared with mine. His look, as it were, like clergymen, and mine like tramps. I really do not know how it is. Perhaps it is the fact that my wooden clubs are generally unvarnished and have occasionally a depending piece of twine; they are in perfect harmony with their iron comrades. I recollect, by the way, that on that very tour in America, on the occasion of the Walker Cup match, I was reduced to driving—and driving rather straight—with the most scandalously untidy of all my tramps, a spoon—not even a brasse—having one piece of string hanging from the handle and another from the neck. The referee in my match, Mr. Ward, once a very famous baseball player, did not say anything for several holes. Then he asked leave to look at my club. After regarding it for some while, he remarked, "If anybody told you that club had been used in an international match you wouldn't believe him."

Finally, there is about my uncleanly habits another economical advantage. I am very unlikely to buy many new clubs because my old black ones make it so unpleasant for any newcomer. He looks out of it shining among his dark brethren, even if he be kept clean, and if I allow him to relapse into dirt, then he looks worse still, a contemptible half-caste among those of the whole black blood. Only the other day, in a fit of despair, I bought a new putter. His appearance after the first three days was quite unbearable, like that of a man in the first stages of trying to grow a beard. As he did not putt at all well either, I turned him out into the cupboard, where he lies red, rusty and neglected. The old black putter seemed pleased at his departure and at once began to behave a little better. Clubs do not like interlopers.

POLISHED CORNERS

WHAT are the children really doing—in their holidays? That's what I want to know. Those children of the countryside, I mean, who are sent away to school and, as some sort of compensation, have longish, though all too short, holidays in between-times.

I know what some of the other children are doing. I know the children who come to the country from crowded towns for a week or more in the year, and I know that what those children do is sometimes mischief. That, of course, is very unfortunate. When a grown-up (at considerable expense) plants five or six children from the back streets of Bermondsey in the country for a fortnight, those children ought *not* to pull the ricks about or shake the apple trees. In the nature of things, they can't know anything about country life and country pursuits, and so they ought, I suppose, to be content to sit by the roadside, absorbing petrol fumes and country air and getting ready to go back red-cheeked to Bermondsey, a credit to us all. In cases where people arrange that those children have fun and occupation they do little or no mischief; but all that means extra work and expense, and in any case the grown-up notion seems to be that a town child planted in a field should be perfectly happy for a fortnight.

So we know what those children do—they either sit in the field or get mischievous—and, at any rate, it is much better than Bermondsey for them. And we know that in places where people are not too hopelessly grown-up the real country children have Young Farmers Clubs, Scout Associations, and a dozen other organisations capable of filling-in the cracks of country life and welding the whole into something serviceable and sound. Such country children are happy and occupied—but what about the children who go-away-to-school?—"that our daughters may grow up as the young plants, and our sons as the polished corners of the Temple." How often—full-throated—have you warbled the words of this devout aspiration of the Sunday-morning psalm—doing your best to struggle against the depressing influence of that queer, squeaky key in which our country church organ seems always to be pitched? The question is purely rhetorical. I particularly don't want an answer: I merely wish to point out that, in the matter of children, this always used to be the aspiration—that without too much assistance from their elders the boys should all grow up as Polished Corners.

The old plan was to leave the children alone in holidays as at all other times and, in the most devout way, to hope for

the best. When the best was not achieved, the proper grown-up attitude was one of magnificent, but detached, resignation to the inevitable. Daughters had to grow up like the young plants, cultivated, but kept in a suitable obscurity until the last moment—like a lot of mushrooms. At the last moment they were expected to come up—or, rather, to "come out"—in one night, looking like a mushroom, pink and white. Sons were just flung about from private schools to public schools and doubtfully inspected once at the beginning of each holidays, so that it might be seen whether the process was putting the necessary polish on those Corners.

All that was seventy years ago, when the attitude of Mr. Jorrocks to children who were home from school for the holidays may be taken as a fair sample of the general attitude. Mr. Jorrocks, it must be admitted, was not what later came to be called "good with children." He was not *bad* with children—he did not, that is to say, stultify himself by talking down to them or by indulging in that mistaken horse-play which is chiefly marked by the anxiety and frantic clumsiness of a horse that is pounded in a bog. With children, Mr. J. (like most of his generation) was neither good nor bad: he just didn't know how to behave with them at all. Benjamin—yes: I grant you that Mr. J. knew how to treat Benjamin. He would throw a jug of water or a book at Benjamin, and, out hunting, he would catch him a double-thonging crack when Bin had exasperated him beyond endurance. But Bin was never a child: he was born, it seems, full-grown (and foul-mouthed)—an ageless Imp of Pentonville, in the days before Pentonville had ever heard of country holidays. Mr. Jorrocks could just about keep on level terms with Imps, but he was never at ease with children. He would pat them on the head—a nervous trick common to the grown-ups of those, and even later, days. He would, when safe among an audience of other grown-ups, refer sarcastically to the fact that "any schoolboy" could (and would) criticise a huntsman without being able, himself, to hunt hounds. He never so much as lent a boy a pony, and seems rather to have resented the presence of children in the hunting field during their holidays. For, if the children of a later generation were under strict injunctions to be seen and not heard, the children of *that* generation were not even to be seen.

And then, about thirty years ago, when the children-who-go-away-to-school became fewer in number, it began to be quite the thing for parents—and even childless Jorrockses—to take a less gloomy and less detached interest in children home for the



"MR. J. KNEW HOW TO TREAT BENJAMIN."



"PLEASANTLY TO WASTE THE TIME OF THOSE THEY FIND WORKING THERE."

holidays. The thing was gradual and by no means universal. There were still parents who were capable of talking about their grey hairs being brought down in sorrow to the grave just because Master George's catapult had broken a pane of one of the glass-houses. Grey hairs, indeed, were in those days a perfect answer to inconvenient demands of youth. To-day, an unmarried aunt must henna her shingle and step lively, in order that she may meet the requirements of nephews and nieces; but that has come about only recently; it is only during the past ten years that nephew-or-niece-harassed aunts have been denied the luxury of seizing a grey-haired excuse and popping back, as and when convenient, to join that leisurely and luxurious procession to the grave.

It was about thirty years ago that it first began to be thought that children should enjoy themselves when they came home to the country for their holidays. But in many families it didn't get much beyond thinking. I am much worried by the recollection of a house to which I was taken as a boy of about ten years old. It seems to me now—and it seemed to me then—that it should have been an almost perfect holiday house (for a boy, of about ten years old). It was set in the heart of Wales, in a mountain country, among great trees. You came to it across a grey stone bridge, with a river of deep, brown pools. There was a walled garden and a stable roof and, not far away, a range of farm buildings, with outhouses and all such interesting places satisfactorily dotted about. Of the inside of that house I only remember going into a large room where, at the head of a long table, sat a very fierce old lady. Round the table were also sitting innumerable, as it seemed to me, other children. "These," said the fierce old lady, "are some of my nephews and nieces. They come and stay with me every year. They never have, elsewhere, such happy times as they have at dear Llanmawr." "Llanmawr" was not the name of that house; that is my lie; but the rest was the old lady's lie—and at the age of ten I knew it for a lie at once. The innumerable other children were sitting round that dining-room table in the depths of a hideous depression, with faces completely expressionless. When the fierce old lady said they never had such happy times a slow and a sickly smile spread over the faces of the innumerable little girls; a grin of deadly fixity over the faces of the innumerable little boys. Only the largest little boy, I recollect, went so far as to glower fiercely at this, his kind old aunt. I remember that I had hopes of this largest little boy. It seemed to me that when this abominable meal should be ended I would hear the truth from that largest little boy. In the after-luncheon exploration of those potting-sheds and places or—since the old lady did seem to be extremely fierce—it might be when a little farther afield—somewhere round about the pig-sties or, possibly, down by the river—then, ten-years speaking to ten-years, I would hear the truth about the misery of that yearly visit to Llanmawr. And I never did hear it. When that seen-and-not-heard

meal was ended I was allowed to go out, but the innumerable nephews were not allowed out, still less the innumerable nieces. I never was taken to that house again, but it is my firm belief that in none of those soul-destroying yearly visits had any of them ever been allowed out—not, that is to say, *properly* out, to chase an over-proud peacock, to splash about by the river or to rummage around the cart-horse stables. They were there, those innumerable, as living exhibits of that hideous, transitional period when grown-ups were being compelled to take notice of children during holidays, but didn't much like what they saw.

And now you all reckon that you understand your children and their needs. Every day of their holidays is arranged—and crowded—for them. That is much better, but it is not necessarily very good. I am told that in those United States, anxious-to-please parents will frantically arrange polo tournaments against the not-entirely undreaded return of the boys from school. Polo tournaments, in which the average ages of both teams amount to some fourteen years, and the average cost to some fabulous total of dollars. In England the ideas of holiday occupation are more simple than that—or perhaps it is only that the dollars are more scarce—but with us, too, there is to-day the same notion that younger people require to be treated all the time as if they were older people, that because grown-up people are supposed to put away childish things, people of fourteen can only play with grown-up toys. It is true that we expect them to assume grown-up responsibilities at an ever earlier date, but what I want to know is this—are the holidays to be all polo with no potting-shed at all?

It is very important, this potting-shed question. And the trouble is that too few people realise that importance. Even if Mr. Jorrocks had had a family and were a man of our own time, bringing that family to live and spend all their holidays in our countryside, I do not see that he could be expected to appreciate the educational value of potting-sheds. In choirs and places where they sing, in potting-sheds and places where they learn—the words follow one another naturally enough. But Jorrocks, newly arrived, Jorrocks, who never had the chance to do such things himself when young, will scarcely be brought to believe that children in their country holidays at home must *not* have their time entirely filled with parties and games-playing—that they must be given ample time for poking about in potting-sheds, in cow-houses and cart-lodges, so that they may acquire that knowledge of country things and country folk which has been so valuable to England in the past. "Valuable to England"—let us for once tell the truth, if only to each other. We can mistrust the Duke's casual remark (if any) that the Battle of Waterloo was won on the playing-fields of Eton—but we can do so without subscribing to the now popular notion or fiction that such victories are any

more likely to come from the playgrounds of secondary schools at Slough. The point is that it seems much more probable that the Battle of Waterloo was won during the *holidays* from Eton—those so-valuable holidays, when boys were taught to take a decent interest in their less securely placed fellow-men: taught, it must be admitted, somewhat expensively, by ways of sport and luxurious country homes—but taught. Having that interest in their fellow-men, such boys could lead them in war or at Waterloo. Will such boys of to-day be able to lead men in Peace? Some of them will be marvels if they manage it. When do they see their fellow-men? That is the question—for it is *men* that such boys have always been expected to lead. How can a boy know enough about a man to lead him when that boy spends all his holidays being rushed from polo grounds to tennis parties—playing, with other boys, a lot of games which are meant for schooltime? The only men such a boy ever sees are the chauffeurs—and then only while they're chauffeuring.

Perhaps we are over-stating the actual potting-shed failure. Where new people come to old places, the younger children of those new people will surely, somehow, find time in the holidays to search out the nooks and corners? A corner of the rearing-field—coops and clucking hens, and the smallest pheasants imaginable: a corner of the kitchen garden, with the big old mulberry tree: the stoke-hole of the glass-houses, the log-shed and the dairy and the rick-yard, and the place, under the chest-nuts, where the chickens make their dust-bath: I will not believe that the younger children yet have their holidays so fully organised that they've no time to discover these places for themselves, or, in earnest conversation, pleasantly to waste the time of those they find working there. Even when new people come to *new* places—places where there are no nice, untidy old shrubberies and where a competent architect, working to a grimly cut figure, has eliminated the rambling, wastefully built stables and coach-houses and all such educational places—even then, I think that the youngest children will find out nooks and corners for themselves.

But what about the elder children—the opposite numbers of those polo-playing prodigies on the other side of the Atlantic? A primrose by the river's brim will probably be to them a primrose, but that's about as far as their gardening knowledge will go. And having no knowledge of things grown, they have no acquaintance among the men who grow them. And so it comes about that there is nothing and nobody to hold to the land the sons of some of the wealthy people who come too late to the country. It is the sons of the rich who go out of England to find

work to-day. The younger sons have always done so, but now the eldest son goes too. There is always plenty of unpaid work for sons of the rich in England, but it might be common-sense-and-no-harm-done that even the eldest son should go abroad to find the *paid* work, if only some of those eldest sons had any conception of the mass of unpaid work awaiting their return to the English countryside when they had finished making all that money. But if they have not grown up in the tradition of that work, they will all be coming back, in twenty years' time, a lot of rich Nabobs, with black wives and silver motor cars and a firm conviction that our English countryside is just a playing-field. It is a disgusting thought.

Yes, it is a disgusting thought. "This," she said, "is very expensive work. It would cost too much to pay for it, and so none of us gets a salary. We all do it for love." In the progress of a modern Pilgrim through India those words were spoken to him by a certain Holy Woman of India, telling of day-and-night work for other people, replying to an intelligent question about the cost of it all. "This is very expensive work. And so we all do it for love"—in India. It seems extravagant to suppose that even the most emotional of those rich young Nabobs, returning home, will be able—untrained—to do it for love in England. Yet, if our sons are still to grow up as Polished Corners of the Temple, they should have some place in the Temple of England into which they can eventually be fitted. Otherwise all that polishing would seem to be a waste of time and money.

Bother. To my fury I find that (throatily or otherwise) you can't *ever* have sung a hope that your sons would grow up as the Polished Corners. It is just the other way about. The sons, in the Psalmist's version, were to grow up as the young plants and the daughters, it was, who would monopolise the Polished Corners. It just shows that from the very earliest years the women were preparing to usurp even the unpaid jobs. Yet (even if the Women's Institutes of our countryside have claimed Blake's "Jerusalem" for their own private anthem), this green and pleasant land is at present available for both sexes. So, pray for the peace of Jerusalem, work and play for the peace of Jerusalem—and for England, a pleasant land. The under-estimating of cash values has never been seriously advanced as a weakness of the Jewish people; yet this (and I've verified it this time) was the promise of the Psalmist—"they shall prosper that love thee." And some of those who have loved this land in the past have believed that a path, if not a main road, to country-side prosperity starts, for the children, at the potting-shed door.

CRASCREDO.

HIGH SCHOOLING

A "COUNTRY LIFE" discussion, starting with Olympia and the Viennese exhibition of *haute école*, has ended with an instructive, authoritative and good-tempered letter from an "X." As is so healthily the case with all correspondence on horse matters, this correspondence has been marked by the greatest bitterness and high feeling throughout. The subject being, as they say, sufficiently "ventilated," we shall, perhaps, all of us be glad if the thunder air is finally blown away by the pleasant breeze of "X"'s letter.

But do let us common fellows try to make our position clear—if only so as to remove a charge of an inhospitable attitude to visitors. "X"'s letter is a life-line (a breeze and a life-line) thrown to save me, as the writer of the article from which these letters flowed, from drowning in the deep waters of a High School swimming pool. Whether or no it has actually rescued me from drowning, as was his kindly intention, it has certainly left me sitting as a spectator on the bank—and not, I think, on the fence. If in the course of this correspondence I have jumped down, I am now, in any case, on the ground. I can jump no farther.

Borrowing a letter from The Wag's A B C of Olympia, we may say that "X" is obviously yet another Xpert, and in much besides horsemanship. Now, among all the hard words which can be flung about on such occasions, "expert" is the one which we all resent, fear and disclaim. If it is thrown at us we naturally throw it back again as quickly as possible. If the word were actually to stick to us, we should have to live up to it for ever. We should have to stay *dressed up* to it, and could never take a nice dive down into a pool. In so far, however—and only in so far—as expert means "a professional witness" quite a lot of us would sometimes claim to know what us common fellows (me and my companions) feel about things: and I profess to have witnessed the "miserable disappointment" of some of us common fellows at a particular performance of *haute école*. As Mr. Galsworthy's charwoman would say, "It's no use pretending we weren't disappointed—because, of course, we were." "X" tells us all the things we ought to have seen at Olympia. We can only insist that on the night in question some of them were not to be seen at all, and others did not approach the standard set by "X." "X" has had his hands full because he has had to swim out to rescue from drowning not only myself but Colonel McTaggart—one of our leading champions of *haute école*. "These horses," said Colonel McTaggart (in effect), "are being fitted for any walk of life." "Well," says "X," looking at us common fellows a little doubtfully, "that, after all, is, in a sense, true." The sense in which it is true seems to be that they are being unfitted for any capriole of "real" life. "X" asks if I would Xpert a learned theologian to be able to work a pneumatic drill. Of course, I would! "Or," he says, "*vice versa*?" Equally, of course, *not*. (I don't mean merely that a pneumatic drill couldn't work a theologian. That was not "X"'s question at all.) Has "X" forgotten that General Strike? We are always harping (or strumming) on that General Strike; but the one thing the General Strike undoubtedly taught us common fellows was that people like learned theologians could capably

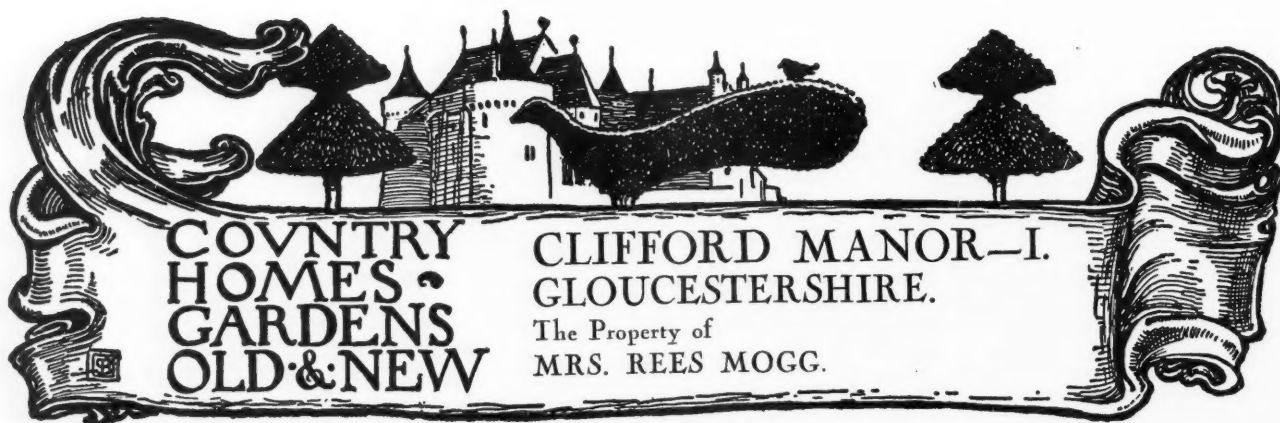
and cheerfully work things like pneumatic drills and earn a day's pay at it—whereas us navvies couldn't begin to teach theology. I don't want to be led into "X"'s dangerous habit of exaggeration, but if the Viennese horses can really play polo or survive a day's hunting, then they will rank with his learned theologians. If not, they will rank no higher than some of us ranked the inmates of what we call "Oxford College"—before, that is to say, a General Strike taught us what we may (perhaps) be forgiven for referring to as our blooming error.

From this High School correspondence a whole crop of truths have, it seems to me, been brought to bloom, and largely by "X"'s kindly culture. *Haute école* (like golf) is a most valuable discipline for men. It is so searching a discipline that only the best of men, when at the top of their form, can hope to give a perfect display of it. Those of us who would, ourselves, fail miserably in that schooling are the more disappointed when we see anything short of what we think perfection in those at the top of the school. For the horse it is also a discipline—a super-discipline, the value of which has yet to be demonstrated. "X" says that we common fellows are unreasonable if we think that even these Viennese school masters should be able to turn out a horse who will be "'ack, 'unter and 'arness 'oss,' to say nothing of 'igh school.'" Very well. I am afraid that "X," repenting of his rescue work, is pushing me back into deep waters—but that's his fault. He started this "learned theologian" comparison. Now, it has long been a libel relished by laymen that the sons of learned theologians are the wickedest children of all; but the known fact is that sons of the clergy have always been among our greatest men in every walk and capriole of life. Can "X" name a single *son*, even, of a Viennese horse who has won a big race or played polo for Austria? If so, I will go to the bottom of the school (or even the pool) and stay there.

There is one other thing. A correspondent says that there are no spur marks on these horses, and so that it is foolish to say that their school-time is not one round of jollity for them. But when I tread on my partner's toes at a dance, in a desperate attempt to make her go my way, I do not think that I ever mark the poor girl for life. On the other hand, it is possible—even probable—that I bruise her, or she wouldn't make as much fuss as she does. At the best she doesn't come my way for the next dance, and at the worst she can go limping home. The Viennese horse must and can't, is all I say about it, if you understand me. It would be ridiculous folly to suggest that these Viennese horses are treated with anything approaching the roughness with which some of us, however unavoidably, treat our partners at a dance—or, indeed, with any mere roughness for the sake of roughness; but don't let us blink the fact that the discipline of the High School is discipline for horse as well as man. If there is no horse-purpose in the horse's discipline, then the horse is as much a sacrifice as my kind dance-partner (if any).

And, by the way—it is surely a healthy sign that we all tumble over each other to protest that we want no injustice done to either horsemen or horses from Vienna. But I notice that no one answers my question as to how much cruelty is done to horses in England before they enter a ring for show jumping purposes.

CRASCREDO.



A Wren period block was added to a pre-Reformation grange. Both have been rebuilt by Sir Edwin Lutyens since a fire in 1918.

THE village of Clifford Chambers is a line of heavily thatched, black and white cottages beside the River Stour, where the road crosses it to Stratford-on-Avon, a mile away. Out of the village a straight drive leads between a pair of grey piers to the ruddy brick front of the manor house (Fig. 1). Situated, as it is, on the extreme edge of the county, its coming within Gloucestershire, and not Warwickshire, is, geographically, rather deceptive. All its historical associations, however, are with Gloucester, even though the tribe of Shakespeare had many representatives living here across the county boundary. Before the Conquest—a period which is apt to contribute little to our knowledge of a place, beyond the fact that somebody with an unpronounceable name possessed an oxgang worth so many shillings—a dramatic figure is associated with Clifford. Brictric, son of Algar, thane of Gloucester, owned it, and was sent by Edward the Confessor on embassy to the Court of Flanders at Bruges. There he had the misfortune to attract the Count's daughter, Matilda, whom, most injudiciously, he appears to have refused to satisfy. She subsequently married Duke William of Normandy, but, according to tradition, treasured up her resentment against

the virtuous Saxon. After the Conquest, therefore, she took on the rôle of the daughter of Herodias, and demanded the estates of her former beloved. William, "forgetting that such hatred," as Freeman puts it, "might be deemed to savour of love," granted her petition and imprisoned Brictric. Before the Queen's death in 1083, the manor of Clifford had been given by her to Roger de Busli or Bushley, who immediately transferred it to the Benedictine abbey of St. Peter at Gloucester, with which, for four and a half centuries, it was thenceforward associated.

The income from the property was earmarked by the abbey for the use of the chamberlain or chamberer, who was responsible for the clothing of the monks, the upkeep of the abbot's lodging and of the guest chamber. The Chamberlain of Gloucester administered three other properties as well: Buckland, Guiting and Hinton. Clifford soon came to be known as Clifford Chamberer or Chambers. From an "extent" of 1266, the value of the manor in rents appears to have been some eight or nine pounds. There were five free tenants, who, together with a couple of mills, contributed £5 os. 6d. between them, and nine cottagers, who produced £3 16s. 6d. Of the twenty-five customary tenants who held either 36 or 28 acres apiece,



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1.—LOOKING IN FROM THE VILLAGE.

"COUNTRY LIFE."



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2.—THE BRICK ENTRANCE FRONT, ADDED ABOUT 1700.

"COUNTRY LIFE."



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3.—THE FRONT DOOR AND WEST WING.

"COUNTRY LIFE."



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4.—IN THE COURTYARD.

"COUNTRY LIFE."



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5.—THE REBUILT TIMBER GRANGE, SOUTH OF THE COURT.

"COUNTRY LIFE."



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6.—GENERAL VIEW OF THE BUILDINGS FROM THE WEST.

"COUNTRY LIFE."

for which they paid in service or in kind, one of the more interesting was Adam Bridgeman. Instead of service, he was to keep the bridge in repair. Richard de Porta had to plough half an acre in autumn and spring, and harrow it in seed time, to wash and shear his lord's sheep, as well as to provide transport once a week to the chamberlain's other manors of Buckland and Hinton, scythe and cart hay, and provide a man to work at his master's board five days. All the inhabitants of a thirteenth century village are brought to life in this very human document. Radulphus of Eglestone, who held forty-eight acres, pays nothing for it, but must follow the Earl of Warwick and must do service

for his lord at the hundred of Kington. There is William the Miller with twelve acres, and Nicolas Hentelove with two and a homestead. Nicolas pays 6s. a year and, in addition, pays pannage for feeding his pigs in the woods: a penny for a full-grown pig and a halfpenny for a pigling until it is weaned. Then, if he brews for sale (Nicolas would seem to be the inn-keeper) he must give twelve gallons of ale out of every tun, or its equivalent value. In addition, he has to redeem his children—that is, pay merchet for their freedom to marry. This latter restriction seems to have extended to other villagers as well. Adam Textor was, presumably, the local tiler or



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7.—THE SOUTH FRONT OF THE GRANGE, REBUILT BY SIR EDWIN LUTYENS.

"C.L."



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8.—THE COURT SIDE OF THE 1700 BLOCK.

"COUNTRY LIFE."



Copyright.

9.—MODERN TIMBERWORK.

"COUNTRY LIFE."

bricklayer. He paid two shillings and had to do four days' hay lifting, as had Christina Widye — is it "widow" or "wide-eye"?—both interpretations suggest a pathetic little lady encumbered with so many duties. And so on. The "extent" gives us a coloured glimpse of the manor as run by the monks.

Of course, it depended on the character of the lord of the manor whether such ancient dues as merchet and pannage and heriot were reasonably or tyrannically applied. Heriot was particularly open to abuse, but in some places was enforceable to within living memory. By it the lord could, on certain occasions, most commonly on the death or marriage of a tenant, claim the tenant's best beast, by way of reminding him that his animals were only lent to him either for war or agriculture. An amusing *reductio ad absurdum* of this anomaly occurred in the last century, when Sir Robert Peel, who owned a copyhold, was summoned by his landlord to deliver up his Derby winner as *melius averium*, best beast, in the name of heriot. It is said that the action was brought into the courts, but that judgment was given against the landlord!

But a monastery was usually a good landlord, and did not "grind down the faces" of its tenants in a way only too common with lay lords.

As yet the "master" referred to was probably a bailiff. In later times the custom grew up for brothers themselves to perform this function, living in the grange. Dr. Jessop, in his essay on "Daily Life in a Monastery," records that, when Archbishop Peckham was holding his visitations in 1282, he more than once remarked with asperity upon a monk farming a manor of his convent, and ordered that the practice must cease. There are no records giving evidence for or against this practice having developed at Clifford, except that provided by the timber-framed grange, the main lines of which are reproduced in Sir Edwin Lutyens' reconstruction of the south wing (Fig. 7). An old photograph shows the timbering filled in with brick nogging, and the building to have contained three storeys with an attic beneath a stone slated roof. The closeness of the timbers proves it to have been an early example, though the size of the building indicates that it was put up by a wealthy institution late in the Middle Ages. We shall not be far wrong in following the ascription of it to the late fifteenth century, made by Mrs. Rees Mogg and Mr. Hope Bagenall in their excellent monograph on the

house (1914), to which I am indebted for most of these historical notes. This old building was a fine example of the mediæval carpenter's craft, as its successor is of his twentieth century descendant's. It was constructed in four bays—a unit originally measuring about 16ft. from centre to centre—with walls some eight inches thick. The flues were concentrated into a single chimney stack, identical to the present one, in the centre of the building, with a small stack of two flues at the west end. Access to the rooms was given by a passage along the north side of the building. In the reconstruction additional space has been obtained by strutting out the passage over the courtyard (Fig. 9).

been three times reconstructed, preserving nothing but an early type of plan.

An interesting period of Clifford's history, between the dissolution of Gloucester Abbey and the building of the house as we see it to-day, will be related next week. Before the blow fell, the manor had already been let to a layman by the abbot, and a very conflicting series of leases follows, which suggests that the abbot was in difficult straits for some ten years before the dissolution, and that his tenants at Clifford did a certain amount to help him.

The north block was given its present appearance by the Dighton family, who had acquired the property during the Civil



Copyright.

10.—AN EARLY SPRING GLIMPSE FROM OVER THE POOL. "COUNTRY LIFE."

The eventual plan of the whole house came to be an H-shaped block of eighteenth century character facing north, connected by a prolongation of its east upright with the grange or "priest's house," which runs east and west beyond a small court. How much of the buildings round this court besides the grange dated from pre-Reformation times it is now impossible to discover first hand. From Mr. Bagenall's plan, made before the fire, however, it appears that parts of the east, connecting, side of the courtyard were mediæval, while a mass of masonry at the north-east corner of the eighteenth century block gave countenance to the belief that some kind of building occupied this site also. Whatever it was, it has by now

Wars, at the end of the seventeenth century. Their retention of a central, two-storeyed hall makes it probable that they more or less encased an existing building which may be attributed to the Rainsford family, the successors here of the Abbot of Gloucester after the Reformation. At least, it seems more likely that a layman added a hall, with solar rooms in a wing at its west end, rather than that the abbots made this addition to provide themselves with a country house. The practice was not uncommon. The Abbot of Canterbury built a large country house for himself at about this time at Sturry. But, even before the suppression of the monasteries, Clifford had been let, which suggests that, even if the abbot was well enough



Copyright. 11.—A MODERN GARDEN HOUSE AND OLD GATE PIERS. "C.L."



12.—PIERS OF CIRCA 1700 AND AN EXCELLENT WOODEN GATE.

off to have a country retreat, Clifford was not a favourite manor.

The Dighton entrance front (Figs. 2 and 3) is an unusually charming example of English Renaissance architecture, with its facings of golden brown stone. Though it is by no means uncommon to find the centre of such a building entirely occupied by a two-storeyed hall, it is exceptional for that hall to be at ground level. In such contemporary buildings as Stoke Edith, for example, though the disposition is similar, the *piano nobile* is raised upon a low ground floor. As already observed, this peculiarity at Clifford Chambers leads to the belief that in about 1700 an early sixteenth century manor house, with a great hall, was refaced. Although the fire in 1918 consumed the interior, the outside walls did not suffer and have been retained unaltered, the only change being an imperceptible raising of the ridge of the stone slated roof. The timbered wing had to be entirely rebuilt, and there Sir Edwin Lutyens has deviated from an exact reproduction. The new building is slightly longer—the space to the left of the left-hand down pipe in Fig. 7, representing the increase in length—and the fenestration, originally rather exiguous, has been increased. Moreover, the new timbering has been left naked, showing a lovely silvery colour, and the interspaces have been plastered. At the back of the Dighton block (Fig. 8) a passage that originally was carried along the hall as a gallery at first floor level, has been built out, forming a loggia beneath.

In the neighbourhood of the house are a number of delightful gateways. We have already noticed the one from the village. Another one opens into the court (Fig. 5), and a third closes the path that runs along the entrance front (Fig. 12). Originally, perhaps, an entrance for coaches to the forecourt, this walk now leads to a garden house (Fig. 11) designed by the late Dr. Edward Douty, Mrs. Rees Mogg's first husband, who died in 1911, when this charming adjunct was under construction. It is difficult to realise that the garden house is not contemporary with the Dighton additions to the house. In a niche above the doorway can be seen a finely executed stone figure by Alec Miller. A similar, though larger, niche surmounts the entrance to the house. A hook shows that it originally contained a statue that has since disappeared.

The gardens are by no means the least of Clifford Chambers' charms, particularly in early summer. They lie to the south and west of the house, and, as might be expected, are formal in character, agreeably to the prevailing character of the house and to the little pavilion already alluded to, which enters into the principal vistas. Excellent effect is produced by two large box-edged beds of pink tulips and forget-me-nots, in a plat enclosed by a yew hedge.

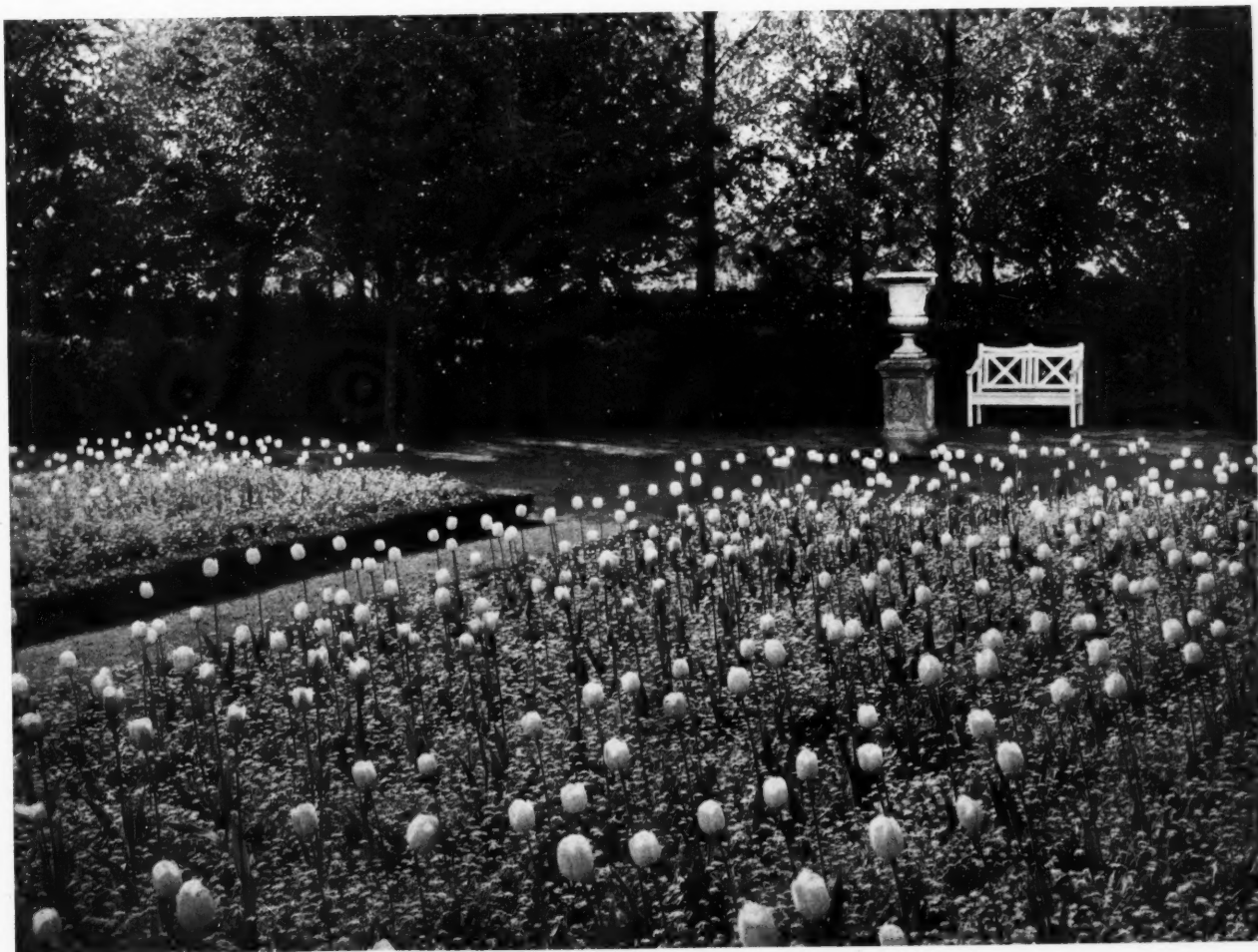
CHRISTOPHER HUSSEY



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13.—FORMAL BEDDING BY THE GARDEN HOUSE.

"COUNTRY LIFE."



Copyright.

14.—PINK TULIPS AND FORGET-ME-NOTS.

"COUNTRY LIFE."

AN INLAID PEDESTAL TABLE

GIVEN BY MR. FRANK PARTRIDGE TO THE VICTORIA AND ALBERT MUSEUM.

EARLY in George III's reign marquetry, out of fashion for half a century, was revived by a gifted school of craftsmen, who sought to rival the brilliant achievements of contemporary French *ébénistes*. The technical difficulties of inlaying patterns in coloured woods on a veneer "ground" had been mastered under Charles II, and in 1664 Evelyn was able to cite an impressive list of woods used by "our inlayers," which included, besides the more familiar varieties, "severall others brought from both Indies." In Georgian marquetry a fuller palette was obtained by the importation of new exotic species; while staining and shading secured delicate gradations of colour. French influence at first predominated, and on the doors of commodes vases of polychromatic flowers were rendered in the manner of Riesener. But marquetry soon changed its character in sympathy with the classical reaction, which imposed severe and graceful forms on furniture. Inlaid ornament was now based on "the Antique," the favourite motives being pateræ, trails of husks, acanthus sprays and honeysuckle, large in scale and admirably distributed. A masterly use of such details is shown on the inlaid furniture at Harewood House, Yorkshire, supplied by Chippendale and Haig between 1772-75. The celebrated commode, a touchstone of excellence for English marquetry, is a consistent essay in the classical style, with "Diana and Minerva and their Emblems Curiously inlaid and engraved."

Hitherto, marquetry of this type has not been represented in the Victoria and Albert Museum; but a pedestal dressing-table, lately given by Mr. Frank Partridge, is decorated in the style of the Harewood furniture. It is veneered with kingwood and inlaid with satinwood banded with tulipwood and light mahogany. This choice has resulted in a very harmonious blend of colour; while the vases, pateræ and fan ornament edged with husks are bold and effective. The top drawer, forming the frieze, is fitted with dressing-boxes, an adjustable glass and a pincushion with its original covering. Each pedestal contains three oak-lined

drawers with mahogany fronts and brass loop handles, the table being supported on composite bracket feet of unusual form.

Dressing-tables of this kind were introduced early in the Georgian period, and in design closely resembled contemporary library tables, their size affording far greater opportunities for an elaborate toilet than any variety previously known. So capacious were they that facilities were often provided for both dressing and writing, for which reason Chippendale terms them "Buroe Dressing Tables" in the *Director*. He recommends that "the recess should be of circular form as it looks more handsome," and in a mahogany example belonging to Mr. Percival Griffiths this suggestion has been carried out and the canted corners carved with latticework. Ince and Mayhew, in their *Universal System*, figure a pedestal dressing-table, called comprehensively "a Lady's Apparatus," which is "contrived for writing also." The "plan" shows very elaborate fittings, including a quadrant for ink, divisions for bottles, small boxes and the usual glass. The drawer has a slider which "goes over the whole"; while above the top are shelves in Chinese taste. Another plate in Ince and Mayhew's book represents a "buroe dressing table" with a lifting top, instead of a drawer, and places for a basin, razors and toilet boxes. Such tables were designed for both sexes—a Georgian beau needed as much room for dressing as a lady. It was customary at this period for gallants and women of fashion to hold informal receptions in their bedrooms while the ritual of adornment was proceeding. Decorative furniture of appropriate character thus became desirable, and to be found lounging in an elbow chair before a carved or inlaid table holding the "necessary equipage" was considered part of the mode. Professional hairdressers often attended on ladies in their own homes "for hours together straddling over them at their dressing tables." In earlier times cosmetics, brushes, powder and patch boxes—what Gay terms the "Nursery of charms"—were set out on an embroidered table-cloth called a "toilet"; but to have everything in its proper place and not



PEDESTAL TABLE VENEERED WITH KINGWOOD AND DECORATED WITH MARQUETRY, AND THE TOP DRAWER FITTED FOR DRESSING. Circa 1775. Height, 2ft. 7in.; width, 4ft. 1½in.; depth, 2ft. 1in.

liable to disarrangement was an obvious advantage. This was secured by the fitted top drawer, which remained popular until the end of the eighteenth century. There is a dressing drawer of this kind in the light and graceful marquetry table with slender cabriole legs, given by Mrs. Mulliner to the Museum when her husband's collection was dispersed. This drawer is still found in some of Sheraton's designs, though he claimed to have modernised dressing-tables, and provided swinging glasses so that a lady could see herself at any angle. When powdered hair went out of fashion and feminine costume was transformed by the Greek and Roman styles, elaborately fitted dressing-tables were

no longer made. Early nineteenth century examples, such as those supplied by George Oakley to Papworth Hall in 1810, contained no toilet apparatus, the various accessories being placed on the top together with a movable glass.

The table given to the Museum by Mr. Partridge is not only a notable piece of craftsmanship, distinguished in design and scrupulously executed; such intimate personal belongings have their place in social history. One imagines seated before it a hundred and fifty years ago a lady with powdered hair dressed high, in pointed bodice, hoop and paniers, contemplating her charms in the now discoloured glass. RALPH EDWARDS.

OUR ENGLISH PROSE

English Prose Style, by Herbert Read. (Bell, 9s.)

Prose of To-day. (Longman's, 3s. 6d.)

THESE could be no better companion to the second of these books than the first, for *English Prose Style* helps us to read *Prose of To-day* with a quickened understanding and appreciation, instead of only with indiscriminating pleasure.

We read, for instance, a passage from Masfield's "Suvla Bay"—the passage describing what "broke the hearts of all there with pity and pride; it went beyond the guard of the English heart"—and we know that it has an all but intolerable splendour, comparable to looking the sun in the face. But, if we have *English Prose Style* beside us at the same time, there is something very satisfying about coming upon the particular reference that clarifies (by expressing) our emotion for us. It is like doing a sum by our own unaided efforts, and then coming upon the answer and finding that we have done it rightly. The mind acquiesces in what the soul has already felt when we read that "we may look upon the relation of intelligence to emotion as one of tension—a vibrant tension which becomes evident in variations of rhythm. . . . It seems that only in writers who forget self but retain feeling . . . do we get this rare quality of soft rhythmical emphasis."

In the same way we may find in Mr. Read's book many another thing to help us as we turn the pages of *Prose of To-day*. The latter book, although the fields of prose are larger, more scattered than those of poetry, and are not so gemmed with easily detached and universally belauded flowers, succeeds in being a worthy companion volume to *Poems of To-day*. A sound and catholic taste has been brought to bear on the choice of extracts, which include the prose of many poets besides Masfield—Hardy, Yeats, De La Mare, Squire, James Stephens, etc.—as well as examples from Galsworthy, Conrad, Katherine Mansfield, Samuel Butler, Lady Russell, Dean Inge, and many others.

The book is done in an even cheaper edition for schools; and one could imagine no more enthralling gateway for youth to the works of its elders than, for example, Arnold Bennett's "The Square," or W. H. Hudson's "Orphaned Blackbird," or Wells' "Time Travelling." Biographical notes accompany the extracts; but certain famous authors are missing from the book, and, if the fact was to be commented on at all, it should have been done either with reasons given or without implied condemnation.

As for Mr. Read, nothing about style is too small for his scrutiny, nothing too large. Beginning with chapters on Words, Epithets and Metaphors, he takes us on, absorbed, by way of the Sentence and the Paragraph, to Narrative, Imagery, Eloquence and Tradition. He is scrupulously fair, and it needs search to detect even two authors against whom he seems to have a slight personal bias—Jane Austen and Emerson.

The illustrations and examples which accompany his text are numerous and admirable, and he is no respecter of persons. Thus, while he quotes liberally from the famous—Swift and Sterne, Coleridge and Southey, Charles Doughty and Henry James—he is equally ready to choose examples by the light of his own unaided judgment: to illustrate the misuse of epithets by quoting a verse from a contemporary magazine, to take a passage from Mr. Winston Churchill's "World Crisis" and to prove it to be an amusingly perfect example of false eloquence, to take a passage from Vanzetti's letter to Judge Thayer and use it as an example of true eloquence. Indeed, we can hardly do better than quote the Vanzetti extract as a proof of how sure Mr. Read is of his own reactions to eloquence, and how rightly so.

If it had not been for these things, I might have live out my life, talking at street corners to scornful men. I might have die, unmarked, unknown, a failure. Now we are not a failure. This is our career and our triumph. Never in our full life can we hope to do such work for tolerance, for justice, for man's understanding of man, as now

we do by an accident. Our words,—our lives—our pains—nothing! The taking of our lives—lives of a good shoemaker and a poor fish peddler—all! That last moment belong to us—that agony is our triumph!

As Mr. Read comments: "Though this speech is devoid of all 'artistry,' of all deliberate structure, it has the elements of great prose. The rhythmical analysis of the passage alone is sufficient to convince one of this. The rhythm mounts in a tempo as triumphant as the mood it expresses; the simplicity and pathos of the words used do the rest."

Many things are summed up by Mr. Read arrestingly and with precision. For instance, of the Essay (that much abused word) he says what should prevent its being confused with article, treatise or sketch: "It has some analogy to 'improvising' in music. It is the counterpart in prose of the lyric in poetry." And again, "Fantasy is a product of thought, Imagination of sensibility"; and "Immediacy—that is, direct expression, creative thought—is always poetical, even when it has the appearance of prose."

This is a book in which literature is seen steadily and seen whole—not as a substitute for, or an escape from, life, but as a part of the very texture of life itself. "The greatest English prose writers, Swift, Milton, Taylor, Hooker, Berkeley, Shelley, are great not only by virtue of their prose style, but also by virtue of the profundity of their outlook on the world. And these are not separable and distinct virtues, but two aspects of one reality. The thought seems to mould and accentuate the style, and the style reacts to mould and accentuate the thought. It is one process of creation, one art, one aim."

Mr. Read is very good for all of us who love the English tongue; and not the least of his service is to send us away from his book with the chastening conviction that what we have been speaking and writing all our lives has *not* been prose!

V. H. FRIEDLAENDER.

Epigrams, by George Rostrevor Hamilton. (Heinemann, 3s. 6d.) THERE is no room, in an epigram, for a single mistake. The packed meaning must be packed with the utmost neatness and skill; a faulty rhyme, the indolent makeshift of an inversion, and the epigram is like a little untidy parcel with torn edges and hanging ends of string. Sometimes Mr. Hamilton puts the necessary amount of work into an epigram, as in the perfect miniature, "Of A Famous Person":

"Do you remember her?" "Yes, long ago:
As clear stream-water hastening to the sea,
Calm to unquiet, fresh to bitter, so,
Before Life's fortune favoured her, was she."

Sometimes he does not, as in "Helen":

"The pale moon more illustrious beams,
As turns the deepening dusk to night:
So from the darkness of men's dreams
The ghost of Helen gathers light."

Here it will be seen that the poet, intoxicated with the beauty of his third and fourth lines, fearful of disturbing the perfect balance of that beauty, has been content to "pass" two inversions and two hackneyed adjectives in lines 1 and 2. In fact, his general indulgence towards inversions is surprising in one who, at his best, is excellent. Mr. Hamilton defends the "stingless epigram," and produces some pleasant examples of it; yet his stings are often exceedingly well placed, too. We have room for only one example:

"Here an atheist poet lies
In disappointment and surprise,
To find—in spite of all he'd said—
Himself alive, his poems dead."

Black Sparta, by Naomi Mitchison. (Cape 7s. 6d.)

ONE has curious contradictory feelings about Mrs. Mitchison's volume of Greek stories. They all bear the mark of distinction, and are not overweighted with classical pedantry, and carry one easily and spontaneously into the setting and circumstances of the times they depict. And, once there, one finds oneself accepting as a matter of course the attitude of mind and even the morals of that age. But some of these stories strike this reader, at least, as frankly boring, others as vague and misty, though there are some which are refreshingly direct and simple. Of the latter one would specially name "O Lucky Thessaly!" which is the story of Pindar making a poem; "The Lamb Misused," the story of a helot girl's love for a Spartan aristocrat; and "The Epiphany of Poieessa," a tale written round the traditional rites of the island

goddess, Hera of Poieessa. Here we get the most delightful descriptions of sea and cliff and shore; and, indeed, it would be difficult to find anywhere a more alluring picture than that conjured up by Mrs. Mitchison's pen in the opening paragraph of this story. Throughout the book there are charming passages about Nature which arrest the attention by reason of their joyful beauty, and serve also to make the distant past of which she writes seem, in a sense, our own present-day life because "the stars were paling and vanishing, and in the north-eastern corner of the bay, small clouds of lit gold and lit rose floated above the horizon." Or because "only the morning star was left, and it was shrinking rapidly to a tinier point and more nearly losing itself in the luminous clear sky." BEATRICE HARRADEN.

We Forget Because We Must, by W. B. Maxwell. (Hutchinson, 7s. 6d.)

IN *We Forget Because We Must*, Mr. Maxwell returns to the style of his earlier days with an added charm. There is no slackening of interest from the first page to the last, and it is only when we shut the book that we realise that what has held us are the commonplaces of life rather than its bigger events. The title—a familiar line from Matthew Arnold's poem—is sufficient to show the theme of the story, which opens in the decorous days of 1897 in a suburb where social eminence is determined by the size of the houses and establishments, and ends in the same spot, in the present post-war era with its changed outlook. The joys and sorrows, the pleasures and perplexities, and the shattering domestic crises of the Derwent family are mainly incidents in thousands of everyday lives, but the author's careful and conscientious

manner of illustrating the reactions of Charles-Derwent and his wife to each of these, has a clarity which is always convincing and sometimes even startling. The character of Enid Derwent, which stands out above all the others, may be ranked a masterpiece. As in a previous work, "Mrs. Thompson," Mr. Maxwell has shown his genius for depicting the middle-aged woman whose nature has been ripened and developed by prosperity, but in the present instance his heroine temporarily goes to pieces under the ordeal of her husband's infidelity and the death of her best-loved son. Both husband and wife only sail into really calm waters when old age approaches, but, on looking back, they see that the mountainous rocks which threatened their peace and broke up middle life have been levelled almost to the earth in the softened light of memory, and Charles's summing up—"on the whole Fate has been consistently kind to us"—is the keynote of the whole. The characters of the younger generation are too much of the stereotyped kind, which the modern novelist is given to depict, to prove very interesting, but, taken in its entirety, *We Forget Because We Must* deserves to be reckoned one of the best of the many interesting psychological studies of middle-class life which Mr. Maxwell has given us.

A SELECTION FOR THE LIBRARY LIST.

THE PEAKS, LOCHS AND COAST OF THE WESTERN HIGHLANDS, by Arthur Gardner (R. Grant, 10s. 6d.) Fiction—THIS DELICATE CREATURE, by Con O'Leary (Constable, 7s. 6d.); THE FEMALE OF THE SPECIES, by "Sapper" (Hedder and Stoughton, 7s. 6d.); MONEY FOR NOTHING, by P. G. Wodehouse (Jenkins, 7s. 6d.). Poetry—THE HEART'S JOURNEY, by Siegfried Sassoon (Heinemann, 7s. 6d.).

GEORGE



WE first met George when we were on tour in a remote corner of the Hyderabad State. Dirty, bedraggled, terribly lame in one foreleg which he had somehow injured, and with eyes barely open, he was, indeed, a miserable specimen of a tiger. The simple-minded villager who presented him in one hand and a petition in the other, naïvely explained that he had "picked him up" in the jungle, after which he knew enough to take to his heels until he had put six miles between himself and the scene of his crime. Of the two exhibits George was by far the more interesting. Common sense warned us that to accept him was to seek trouble sooner or later, but his pathetic condition made such an appeal that we eventually decided to take him, arguing that we could at best give him a good start in life and a happy childhood to look back upon.

We never regretted our decision. From the very beginning George proved to be the most attractive pet possible, much more intelligent than any other animal we have ever kept. His lameness soon disappeared, and with good milk and daily grooming he quickly developed into a beautiful and healthy cub. With his enormous paws and forelegs, his huge head, his large amber eyes and his sleek coat he was a joy to behold. The noise he used to make when still a baby strangely resembled that of a parrot. It was not long before he became as clean as any well trained dog, and could be made free of the house. The engagement of a personal attendant offered some difficulty until a youth who had once been a motor cleaner and thought he could look after a tiger volunteered for the job for eighteen shillings a month. Oddly enough, his confidence was not misplaced. From the way he performed his duties he might have spent his life in a zoo.

George's earliest adventure was with the goat on whom he depended for his

nourishment. It is fair to say that he did not know this. He was still a very small tiger when, somewhat bored with life, he was walking behind us one evening in the garden. Round a corner he spotted his foster-mother. Instantly he took cover behind a bush and began to stalk her in the most approved manner, though he could never have seen such an animal before. The goat, who was tethered to a peg, saw him simultaneously. Finding she could not get away, she stood her ground and called to her two kids. It was touching to see the way they both ran up and fell in a few feet behind her.

The stalk continued. George, flat on his little tummy with his great eyes fixed on his prey. At 3yds. distance he ran in, for all the world like a full-grown panther, and tried to seize her by the neck. But the goat was full of courage. Rearing up, she came down with both forefeet on George's back, completing his discomfiture with a vicious butt in the ribs which caused him to beat a most ignominious retreat. He never tried that game again. Not that he forgot or forgave, as the baleful looks he cast on the goat whenever he afterwards met her clearly showed. He was content to wait. Instinct may have betrayed him once, but time, he knew, was on his side. Fortunately, he came off the bottle on to a meat diet and enabled us to dispense with the goat's services before the right moment for revenge arrived.

Perhaps George's most marked characteristic was his sociability. He loved human companionship. Though he made it quite clear that his mistress came first in his affections, he was always ready, if she was not available, to pass a pleasant morning with the under cook or one of the garden coolies. Unless prevented from doing so, he would hasten to greet every visitor to the house, whatever his status. His happiest hour was the one he spent every evening playing with his mistress in the drawing-room, where he was



HUSH-A-BYE BABY.



SIT UP AND BEG.



THE END OF THE STALKING GAME.



A WALK WITH NURSE.

usually to be found, when the time came to take him to bed, fast asleep after many a furious boxing bout, with his head on her lap. His favourite amusement was stalking. To play the game properly you were expected to display ignorance of his approach until he charged in. But George, too, observed certain ethics. Before ending his rush by encircling you with his soft pads round the legs, if you were standing up, and burying his head between your knees, or hurling himself on to your middle if you were seated, he invariably gave a little grunt of friendly warning to tell you he was coming. Another of his greatest pleasures was motoring. It was difficult to keep him out of any car that drove up. When taken for an airing he would hang his head and half his body most perilously over the side of the back seat and make tentative dabs with his enormous paw at any bullock that passed. He also had a passion for water. Given the chance, he would sneak upstairs and wallow in any bath he was lucky enough to find ready for use. Chased out of that, he would gallumph down again and jump, inconceivably wet, on to the nearest sofa. What intrigued him immensely was a small rin. pipe that watered one of the lawns. This projected some two inches above ground level. Much of George's leisure was devoted to the task of stopping the flow. He would first place a paw over the orifice, with the result that the water spurted sideways into his face. He would next try lying on it. Finding that ineffectual, he would turn round three times, and then, with great precision and deliberation, sit on the nozzle. Eventually, in desperation, he would seize it in

his mouth and hold it till it seemed that he must choke. It would be a mistake to suppose that George was invariably a good

tiger. He would not have been so lovable if he had been. When actually engaged on his meals he was, pardonably enough, unapproachable. At other times he was always biting somebody or something. It might be said of him that he had either to "bite or bust," and he left you in no doubt as to which of the two alternatives he preferred. Ankles had an irresistible attraction for him. There was, however, nothing but friendliness in his nips. Hard though they might be, he never drew blood, and he never, however excited, used his formidable claws on anybody. When cuffed on the head he would at once let go and turn his attention to a chair cushion or paper basket, which he would proceed to mangle with the greatest fury. The damage he could do to the furniture if left unwatched for three minutes was incredible and earned him many a beating. But no chastisement ever drew a whimper from him. After it was all over he would give a grunt or two to show there was no ill-feeling, rub his head against your knees and start again without loss of time by pulling down a curtain. The only sensitive part of his body seemed to be the tip of his nose. If tapped there he would turn over on his back, cover his face with his paws and throw up the sponge. For the good of his health and to give the household a chance to get through their work we made it a rule to banish him after



FURNITURE DOES TASTE GOOD.



THIS IS A JOLLY KIND OF PRAM.

his midday meal to a distant and disused chicken-pen for a couple of hours. How he hated it! To the very last he never



A LITTLE FRIEND OF HIS OWN AGE IN THE MYSORE ZOO.

acquiesced in this routine, but had to be carried bodily or dragged along the ground to his siesta, making the whole neighbourhood hideous with his pitiable protests.

The first and only occasion on which he showed any dislike for a human being was one evening in the Golconda fort. He was disporting himself at the time in a small irrigation channel in a deserted garden, crouching in the water, playing with floating twigs, and chasing his mistress up and down the banks and over the stream, when a half-naked villager came along carrying a toddy jar. Though perfectly inoffensive, he brought out for some reason the true tiger in George. Crouching with bared teeth as if about to spring on the man, with hair erect on his neck and backbone, he swore loudly and venomously, emitting now and then a husky cough exactly like a grown-up tiger. The man stood rooted to the ground with terror until

the infuriated cub had been secured by his mistress. What caused his lapse from grace? Was it possible that the toddy-bearer somehow reminded George of his kidnapper in the jungle? It seemed improbable, and yet his attitude of fear and fury suggested a long memory.

Perhaps it was all for the best that the approach of furlough compelled us to find another home for George before he became unmanageable. When he was five months old we were very fortunate to get him accepted by the Mysore Zoo, which is known to be one of the best institutions of its kind to be found. From the accounts we have received he has evidently become a general favourite there, and spends his days playing with another small tiger. Knowing George as we do, we occasionally wonder whether his companion was not sometimes happier in his former solitude.

R. C. T.

THE EARL OF BALFOUR—80

BY LORD RIDDELL.

WHAT a career he has had! What dramas he has witnessed and taken part in! He says in one of his speeches, "I accompanied Lord Salisbury, my uncle, when he went to Paris in 1871, only a few weeks after the King of Prussia had been declared Emperor of Germany in the Palace of Versailles. . . . I went then in a humble capacity, and I have lived to sign, on behalf of my country as Foreign Minister, in that great Gallery where the Emperor William first became Emperor, the Treaty of Versailles that ended the Empire to whose beginnings I have referred." He entered Parliament in 1874, and four years later became Private Secretary to Lord Salisbury. I remember calling to see him at the Admiralty one day in 1916, when things were looking very black. He took me to the window and, pointing across the quadrangle to a window in the Foreign Office, remarked, "That was the room where I commenced my official life nearly forty years ago. I was prouder of it than of any other room I ever occupied. I have learned by long experience that we always appreciate our own troubles and difficulties, but do not appreciate those of our opponents. I expect the Germans are just as worried as we are." Subsequent information proved he was right.

Lord Balfour has held with great distinction almost every high position in the State. From 1895 to 1906 he led the House of Commons and astonished Parliamentary experts by his amazing dialectical skill. Day after day, almost unaided, he bore the burden of debate, and, as he once laughingly said, "must have covered acres of Hansard."

Few people are consistent. Lord Balfour is one of the few. His intellectual methods have not altered throughout his public life. His views on many subjects have changed. He has mellowed with advancing years. He has been called upon to deal with new conditions. But his style and method of argument have remained constant. In essentials, the Lord Balfour of 1928, covered with honours and glory and ripe with experience, is still the Arthur Balfour of 1870, when he entered public life. Unlike other politicians, he prefers general principles to particular instances. He likes to explore a subject from the hill-tops. He considers that when discussing a proposition the first step is to ascertain and define the general principles that govern it. Having a scientific mind, most of his speeches are framed on logical lines. He reviews the facts, states the rival arguments, and draws a conclusion. His style is unusual. It is of the subtle, flowing order, resembling that of Cardinal Newman and other Tractarians. He builds up his arguments, so to speak, by laying on a number of coats of varnish. At the conclusion of the operation the listener or reader, if possessed of sufficient intelligence, finds himself confronted with a highly finished thesis. He is an optimist who, notwithstanding he is eighty, believes in the young and the future. He is the only prominent man in public life, except Lord Melchett, who knows anything about science and its bearings on practical problems. In this respect he is the most modern of all politicians and the most practical. He realises that the prosperity of this country depends upon industrial efficiency, and that industrial efficiency depends upon scientific methods and technical education. He is well read and well informed on the subjects with which he deals. His speeches show insight into the vitals of the questions discussed, and he courageously faces facts. He is a master of invective and satire. No other speaker can deliver such a merciless castigation. And yet he never approaches violence, rudeness or vulgarity. The offender's shortcomings are set forth with judicial candour tinged with acrimony and regret. As a speaker on international affairs, Lord Balfour has no equal. He has the knowledge,

the manner and the right mode of expression. He is an ardent patriot, but he is also sympathetic with the claims and aspirations of nations other than his own. His speech at the opening of the Washington Conference was his chief oratorical triumph. The theme—promotion of peace. The occasion—the first international conference in the New World. The speaker—the most famous statesman of the Old World and a descendant of Queen Elizabeth's chief adviser. What a felicitous combination! Mr. Balfour, as he then was, had a formidable task. Faced with a critical audience comprising America's leading public men, the distinguished representatives of almost every nation under the sun, hordes of Senators and Congressmen, hundreds of journalists of every nationality, and, last but not least, beves of beautiful ladies who had come to grace this historic gathering, he was called upon to make an impromptu speech, dealing with matters of vital importance to the British Empire and the world at large. It must be admitted that the audience were not hopeful. The President and Mr. Hughes, the Secretary of State, had delivered eloquent and carefully prepared orations. The British representative who had to reply was a tall, thin, elderly gentleman who, while these speeches were being delivered, had made a few notes on the back of an envelope. Evidently the spectators, who did not know Mr. Balfour, thought that Britain was going to make but a feeble oratorical display. They were speedily disillusioned and expressed their admiration by generous applause.

At the age of thirty-one Lord Balfour published *A Defence of Philosophic Doubt*, which is spoken of by many, but read by few. It is a highly technical work on logic, philosophy and religion. Its purpose was to defend Christianity against the vigorous bombardment to which it was being subjected by scientific men. The allegation was that science disproved revealed religion. Lord Balfour contended that science itself was illogical and that many scientific beliefs, like many theological beliefs, did not depend upon proof, but upon intuition. Theologians might be unable to prove their case, but could scientists prove theirs when it came to the point? Scientific principles are only conditionally true. They are ever liable to revision by fresh and more accurate information. The book has had a curious effect on Lord Balfour's career. During the whole of his political life he has been regarded as a doubter, whereas, in fact, he is a person of most decided opinions—no one more so, and no one more resolute in maintaining his views against all comers. Beneath his gentle, courtly exterior is a character composed of the finest-tempered steel. Scratch the Georgian Balfour and you will come up against the Elizabethan Cecil! The erroneous impression that he is a doubter is confirmed by his conversation and habit of gliding over difficult situations by inconclusive statements. But experience seems to show that in foreign affairs, at any rate, there is a good deal to be said for ambiguity. Mankind does not yet seem able to face clear-cut issues without quarrelling. *A Defence of Philosophic Doubt* is really no justification for Lord Balfour's reputation as a doubter. It displays the author's true character in many ways.

1. His courage and confidence in his own judgment. His apparent diffidence is misleading. Alfred Lyttelton remarked that Arthur Balfour could always cope with any intellectual situation that presented itself. And so he can.

2. His disregard for expert opinion. His desire to investigate and criticise any proposition, however authoritative. Experts have no terrors for him.

3. His industry. At the age of thirty he had read and mastered masses of literature dealing with logic, philosophy

and psychology—Kant, Mill, Spencer, Berkeley, Hume, Spinoza, Descartes and so forth. Contrary to public belief, Lord Balfour has been an indefatigable worker all his life.

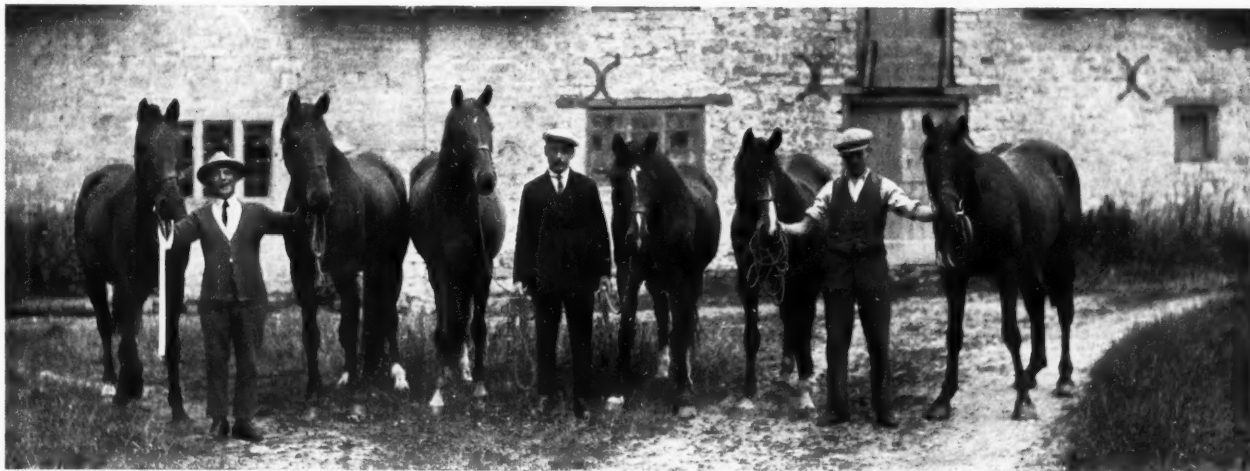
4. His intellectual acuteness.

Like the rest of us, Lord Balfour has the defects of his qualities. His wide outlook, his upbringing, and his manner of life have kept him out of touch with the lower and middle classes. An Eton and Cambridge education, coupled with a life spent in Parliament, Government Departments, International Conferences, Scientific Research Boards and the like does not

fit a man to understand the mentality and problems of the small shopkeeper or working man's wife. Nevertheless, Lord Balfour has the humble mind. He has always been ready to learn and always prepared to take any position, high or low, in which he could be of service to his country. The occupation of some of these must often have involved considerable self-restraint.

Finally, he has a quality which impresses everyone who comes in contact with him. At Washington an American said to me, "Your Balfour is the great gentleman of the Conference." That sums him up.

CORRESPONDENCE



MATERFAMILIAS.

A WELL SPENT LIFE.

TO THE EDITOR.

SIR,—I send you a photograph that may interest your readers. The mare served with the 1st Cavalry Brigade from 1914 to 1919, hunted with the Grafton two seasons, and has had five foals in five successive years. The photograph shows her surrounded by her family.—MARY ATKINSON.

THE "SPANIARDS' INN" GATE-HOUSE.

TO THE EDITOR.

SIR,—A proposal has been put forward by the London and Home Counties Traffic Advisory Committee that the gate-house opposite the "Spaniards' Inn" on Hampstead Heath should be demolished. I hope that it will meet with a sturdy resistance. We were told that the gate-house "juts out into the road. . . . Accordingly, all traffic, both ways, has to slow up." I am qualified to speak on the subject, as I pass the place morning and evening during a great part of the year. There is a sharp bend in the road, which, it is true, "is reduced by more than half"—and a very good thing, too. Judging by the speed which I, in a poor man's car, manage to get up coming over the hill between "Jack Straw's Castle" and the "Spaniards' Inn," I have no doubt that if this corner could be taken without obstruction by high-powered cars the number of accidents would be notably increased. The gate-house itself has no architectural pretensions and, I imagine, in its present form, is of later date than the principal part of the inn; but it has a charming, inconsequent effect on the splendid road between Hampstead and Highgate, and completes the picturesque group of buildings at this point in a most satisfying manner. There is something particularly appropriate about approaching Kenwood through this "bottle-neck"—before reaching the entrance of a great eighteenth century house one is slowed up by a surviving fragment of the eighteenth century road system. The passion for straight roads of enormous width and devastating monotony has already gone far towards spoiling the country for those who have some object other than speed: is it too much to ask that this passion should be thwarted on one of the noblest thoroughfares in the neighbourhood of London? Next we shall be told that the "Spaniards' Inn" must go, for it projects in a way well calculated to exasperate a Traffic Advisory Committee; and then there will be a dull corner on the Heath, which can safely be "taken at 40." Meanwhile, this group

can scarcely be passed by without memories of the great Lord Mansfield and Robert Adam on his way to Kenwood: it is a part of their century, and to demolish part of it would be a graceless act.—RALPH EDWARDS.

"AT EVE THE BITTERN BOOMETH."

TO THE EDITOR.

SIR,—As a supplement to my two articles on the bittern which you published lately, I send you a photograph of my wife holding a young bittern. I think it is of great interest, as it shows that, even when held above the ground, the young bird is trying pretty successfully to take up the erect attitude which it would assume when hiding in the reeds. Every now and then it would, without warning, take a violent jab at my wife's face, presumably attempting to reach her eyes. This was



A TROUBLESOME BABY.

rather a terrifying experience for her, as the youngster was very strong. The rapidity of its thrusts gave me the opportunity of realising what little chance its prey has of escape when it has reached maturity.—IAN M. THOMSON.

A RICHMOND PARK MOTH.

TO THE EDITOR.

SIR,—Our once common moths get scarcer every year, and I think that your readers, lovers of the countryside, will be glad to hear of one small but rather attractive moth, *Hispidaria*, which continues in the habitat with which it has been associated for sixty years. In 1869 Newman spoke of *Hispidaria* as "common in Richmond Park"; in 1895 Tutt spoke of "the Small Brindled Beauty" as "well known in Richmond Park and Epping Forest." In 1911 I took it on an oak paling of the park, and on July 7th of this year have done exactly the same. It sits at times with wings over its back, a rare attitude in a moth. The only abundant moth in the park just now appears to be *Memastri*, the White Ermine.—C. K. J.

"WEST INDIAN PEPPER-POT."

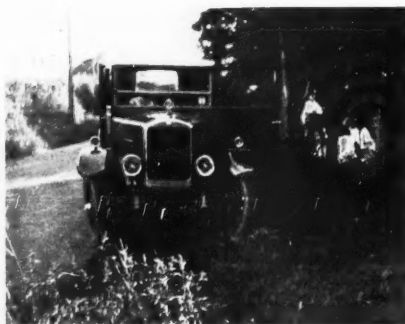
TO THE EDITOR.

SIR,—I chanced to be from home and not in contact with my bookshelves when there was a query on this subject in your paper a few weeks ago. Maria, Lady Nugent, gives, in her very interesting *Journal of West Indian life from 1801 to 1815*, the following recipe for a Jamaican "Black Crab Pepper-pot": "A capon stewed down; large pieces of beef, ditto of ham, stewed to a jelly; then six dozen land-crabs, picked fine, with their eggs and fat; onions, peppers, ochra, sweet herbs, other vegetables, cut small; this, well stewed, makes black-crab pepper-pot." It must have been a lordly dish. Those readers who know Kirke's *Twenty-five Years in British Guiana*, where the author held an official post, may perhaps remember his amusing story of a pepper-pot. A host descanted to his English guest upon the many virtues of the dish, which he described as "the housekeeper's blessing, for you don't know what the spoon will bring up, wild or tame, ox or pig. For instance, what is this?" Here, plunging in a fork, he drew out an unshapely and bedraggled-looking mass. The negro servant looked at it a moment, then exclaimed: "Sah, if that ain't Miss Gerty's kitten! It must have fallen in and drowned; and Miss Gerty and the Missy blaming me. Oh, sah, I is well glad that kitten found at las'."—ARTHUR O. COOKE.

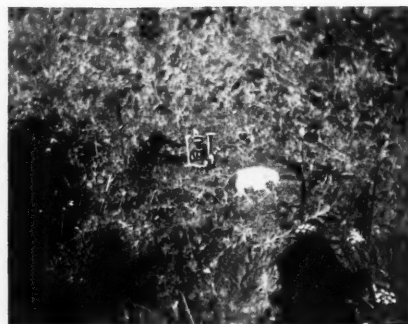
THE STOVE IN THE GRASS.

TO THE EDITOR.

SIR,—The picnic habit is delightful, but even if we extend a tolerant welcome to the motor invader and hope that he will not make too much noise in our quiet woods, may we beg him or her to substitute the fireless Thermos flask for the flaming Primus stove. The townsman has little knowledge how swiftly fire spreads through wood or hedgerow in the dry season. The Primus stove or the spirit stove may be safe in a house and on a level surface, but the enclosed photographs may serve to show you how extremely casual some people are. The stove is propped up on a hedge bank by the roadside opposite some sixty acres of woodland and copse, which in turn adjoin a vast acreage of commons and plantations. It requires so little to set the whole ablaze that the motor picnic becomes a serious menace. No harm resulted in this case, but if people would picnic without stoves or fires it would relieve many of us from a very present anxiety.—P.



THE PERILOUS PICNIC.



THE VILLAIN OF THE PIECE.

DANGERS OF HOT WEATHER.

TO THE EDITOR.

SIR,—I send you a photograph of a fire which occurred in a lane in Bucks during tar-spraying operations in the recent hot weather. A cinder fell from the tar engine and set fire to the hedge, the roadside, the engine and the surface of the road itself, where the tar had not yet been covered with gravel. The immense cloud of black smoke could be seen for many miles.—G. T. CLARKE.

[These quite independent letters and pictures, which we have received simultaneously from two of our readers, show how great is the danger of fire from a casual spark at a time when the country is as dry as tinder, and how extremely careful everyone ought to be to minimise this danger as far as possible.—Ed.]



"BEHOLD, HOW GREAT A MATTER A LITTLE FIRE KINDLETH."

THE GATE CRASHER IN BIRD SOCIETY.

TO THE EDITOR.

SIR,—Here is a photograph of bullfinches, as to which there has lately been some correspondence in COUNTRY LIFE. I had erected a "hide" within four feet of the nest, with the idea of portraying each "bullie" separately attending the young. This I was quite unable to do, as the pair (as is usual) always came to the nest together, such is the devotion of bullfinches to their families and their mates; and it confirmed my opinion that "bullies" (which always pair up for life) have the most affectionate disposition of all British birds. However, I was well compensated, since a most unusual and interesting incident occurred. Just as the parent "bullies" arrived at the nest with food for the nestlings, a butterfly alighted on a blossom growing near the rim of the nest and actually touching it. The bullfinches were surprised at the audacity of the fly, so it

seemed, that they paused to gaze at it with astonishment, as will be seen in the photograph. That the butterfly escaped with its life and was not added to the feast was, no doubt, due to the fact that the parents' mouths were already full of food.—G. HEARN.

FIELDFARES BREEDING IN ENGLAND.

TO THE EDITOR.

SIR,—A fieldfare has been feeding three young ones on our lawn (near King's Lynn) for the last few days. As, I believe, extremely few, if any, instances of fieldfares breeding in England have been authenticated, this fact may be of interest to you. I do not think there can be any doubt as to these birds being fieldfares.

They have that unmistakable grey head and rump that so characterise them. I have not heard the old birds utter a sound, but the young ones make a chirring noise best described by Meijer as "a harsh warble." They feed on worms which the parent birds extract from the ground in the most vigorous fashion, and move about the lawn with particularly long bounds far larger than those of the thrush or missel thrush, of the same family.—C. E. GURNEY.

A LONELY BOTANIST.

TO THE EDITOR.

SIR,—May I, as president of the Links of Empire, which aims at putting Overseas correspondents in touch with people at home, appeal through your columns for a keen botanist who would care to correspond with a student of wild flowers in Australia? This Australian lady writes that she is specialising in Australian wild orchids and is most anxious to extend her knowledge to those of England, Scotland and Ireland. She is also interested in literature, art and drama.—VIOLEA APSLEY.

A MOTHERLY SETTER.

TO THE EDITOR.

SIR,—I was at a shooting lodge in Caithness last week where there are some Gordon setter puppies, able to feed themselves and, therefore, now separated from their mother. She runs loose with the head-keeper, and "talks" to her puppies through the netting of the big out-door kennel where they run. The other evening, after the keeper had fed the pups, the mother for some reason would not leave him, and kept on jumping up at his pocket, in which he carried a hunk of bread. At last the man realised that she wanted the bread, and gave it her. The good bitch then rushed back to the kennels with the bread in her mouth (some fifty yards from where she received it), and pushed it through the netting to the puppies! She had never done this before, and the keeper, who has been thirty years on the place, continuously breeding dogs, says that he has never known such a thing happen in all his experience. Personally, I have never heard of any of the dog family carrying food to their young in this way, much less just after they have been normally fed. Presumably she thought they were still hungry.—DAVID BOYLE.



THE INTRUDER IN THE NEST.

**Mr. A,
Mr. B, Mr. C, Mr. D,
each wanted
Electric Light installed
in his house**

Mr. A, knew the effect he wanted and how to get it. We just looked meek and did what we were told.

Mr. B, also knew the effect he wanted but wasn't sure how to get it. We made a few suggestions and the job, when finished, was just what he had visualised.

Mr. C, wasn't quite sure what he wanted, but said that he knew what he liked when he saw it. He saw it at our Showrooms.

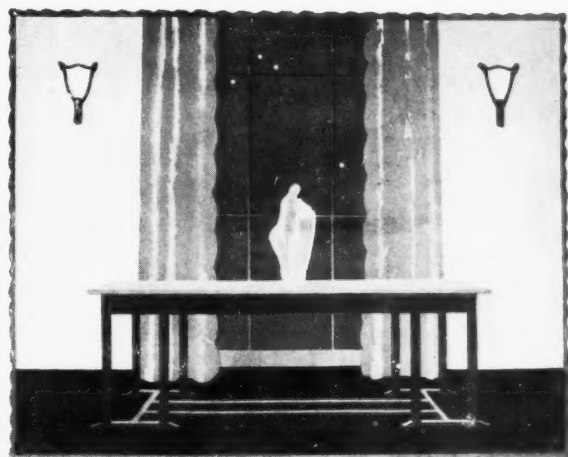
Mr. D, wasn't particular. A naked bulb and a rose-coloured wall light seemed equally good to him. But we fitted up his house so that his more discriminating friends congratulated him upon his excellent taste, so unexpectedly exhibited.

Neither Mr. A, Mr. B, Mr. C, nor Mr. D were very interested in the electric side of the installation; everything worked so smoothly that they had forgotten that there was anything besides switches and shades involved.

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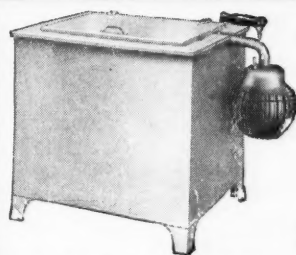


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" 2. Ten " " " - £50 0 0

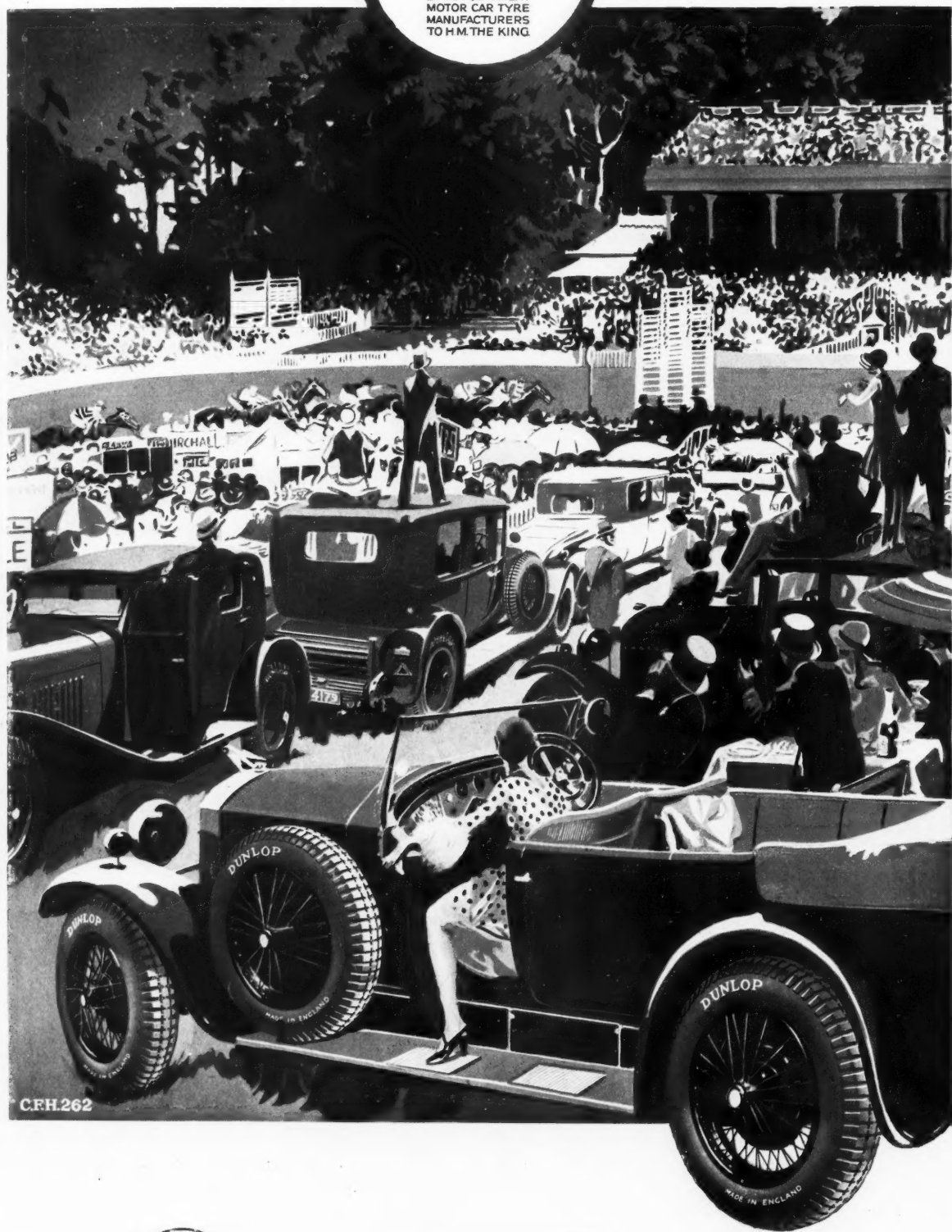
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WHEN THE LUCK TURNS

MR. J. B. JOEL'S SUCCESSES AT LIVERPOOL.

THIS article is being written on the eve of the Goodwood meeting, but—there can be no question about it—whatever may happen at Goodwood, the owner of the moment is Mr. J. B. Joel. He does not figure at the head of the winning owners' list because his horses have not secured any of the classic races or the Eclipse Stakes, attached to which are the big five-figure stakes. But the Foxhill-trained horses have been steadily doing their duty from the time Priory Park won the City and Suburban at Epsom in the spring.

That most popular handicap horse of the period later won the Royal Hunt Cup. There could be no better instances of the stable's great form than what happened at the important Liverpool Summer Meeting last week. Playboy won this owner the Summer Cup; Tag End won the Molyneux Cup; Fuzzy Wuzzy won the Lancashire Breeders' Produce Stakes; and a sort of "make-weight" success was recorded when Obvious, in the black jacket and red cap, won the Withins Welter Handicap.

Three of the successes were gained in handicaps. Playboy had gone a very long time without winning a race, while Tag End was winning for the first time since Mr. Joel bought him in Ireland over a year ago. That goes to show how his luck really was in, and is in striking contrast with his experiences during most of the seasons since the war.

In all Mr. Joel captured £6,555 of the Liverpool prize money. Tag End contributed £1,325, Fuzzy Wuzzy the fine stake of £3,518, Playboy £1,525, and Obvious £187. Tag End is a grey gelding by Tagrag, a horse, also a grey, bred and raced originally by Mr. Walter Raphael. He sold him for a modest sum, the purchaser being the late Mr. Fred Slowburn, who used to act as clerk to his better known bookmaker brother, Mr. Harry Slowburn. Tagrag's new owner took the greatest delight in his possession, and had the satisfaction of winning a sprint handicap with him from time to time. He was a beautifully bred horse by Chaucer (by St. Simon) from Tagalie, a grey filly, by Cyllene, that had won the Derby in 1912 for Mr. Raphael.

TAG END AND PLAYBOY.

Tagrag appears to have gone to Ireland as a sire, and I daresay we should never have been reminded of his existence but for this son of his, Tag End. The latter had been showing smart form, which, of course, was the reason Mr. Joel bought him for something between three and four thousand pounds. His manners, I believe, did not improve at Foxhill, and, accordingly, in the autumn he was unsexed. It was as a gelding, and a very smart one, that he won the Molyneux Cup last week, and, moreover, he had been heavily backed to do so, for his starting price was the cramped one, for a handicap, of 7 to 4 against. The public declared solidly for him.

Playboy, now a five year old, is a particularly powerful and heavy-topped bright bay horse, by Pommern from Folly. In his bright bay colouring he is typical of his sire's produce. He may never be as good a performer as he looks. Somehow, no jockey, not even Carslake, could get to the "bottom" of him and give the idea that the horse was "all out." However, his able trainer, Charles Peck, must have been pretty well satisfied with his condition this time, or he would not have sent him for the race. Two other factors in addition to condition contributed to his success: his low weight, for the handicapper had at last to take a lenient view, and the forceful jockeyship of Gordon Richards. The latter had to declare 2lb. overweight, so that Playboy carried 7st. 4lb. His fine condition and the fortiter in re methods of Richards enabled the horse to win by a neck from Delius, who did well, considering that he was trying to give 15lb.

Regalo, a mare at the bottom of the handicap, to whom Playboy gave 2lb., was third; but the hot favourite, Dark Japan, ran only moderately. A great many people thought the Aga Khan's horse would win under top weight in this company. It is just possible that he would have done better had there been a stronger pace throughout.

I believe there are the makings of a stallion in Playboy, especially for abroad, and it may interest breeders generally to know that he will be offered for sale at Newmarket in October next. He is exceptionally well bred on both sides of his pedigree.

Fuzzy Wuzzy is a brown gelding, by Black Jester from Sweet Bird, and when he went out for the Lancashire Breeders' Produce Stakes he was appearing on a racecourse for the first time. His claims were helped by the fact of a big breeding allowance of 12lb. being available. Apparently Black Jester's fee had been considerably marked down from the time when he first went to the stud with the credentials of a St. Leger winner. It was with one named Dark Doll, also by a low-priced sire, that Mr. Joel won the same race a year ago, and once again we were made to understand what a big determining influence is this scale of breeding allowances. Possibly Fuzzy Wuzzy could have won with another 10lb. on his back. As it was, he had three lengths to spare at the finish, and so may be said to have won very easily indeed. The Leighon Tor filly, belonging to Mr. W. M. Singer, was well backed, for last time out she had been second to Grand Terrace for the Champagne Stakes at the Bibury Club's

meeting. She could not claim the big breeding allowance, but, apart from that, she made a very disappointing show.

Lord Derby was the other owner who was made pleasantly prominent at Liverpool, as has so often happened in the past. I must, however, make exception in one case. Toboggan, in the famous colours, ought to have had not the slightest difficulty in winning the St. George's Stakes of a mile and a quarter. After all, she was the winner of the Oaks at Epsom and of the Coronation Stakes at Ascot. And yet she did no better than finish third in a field of four, five and a half lengths behind Plantago, who won the fine stake of £2,779 for Mr. W. M. Singer. Something was radically wrong with the filly. I notice that the Hon. George Lambton suggests that her jockey checked her rather too abruptly in the race, and that, being thus disappointed, the filly ceased from that moment to be interested in her job. It may have been so. It certainly was not Toboggan's true form, not within at least 14lb.

SANS CHANGER'S SUCCESS.

I have a better story to tell about others of Lord Derby's, especially where the three year old Sans Changer is concerned. We had seen this horse fail when favourite for the Princess of Wales' Stakes on the July Course at Newmarket. Perhaps the distance was too far for him. He made handsome amends at Liverpool. On the first day of the meeting he won the Knowsley Dinner Stakes of £960, and on the concluding day credited Lord Derby with the Atlantic Cup and the stake of £2,595. Only by a short head did he prevail in a most exciting finish over the mile and a quarter. The one so narrowly beaten was Young Middleton, belonging to Lord Hillingdon. The Duke of Portland's The Wheelbarrow has evidently taken a thorough dislike to racing. He behaved very badly at the start, and finally had to be ignored by the starter.

Lord Derby had three very nice fillies running for him at the meeting. Once again Drift disappointed, though this time she only lost by a short head, showing what she could do if only she would consent to abide by the enactment of the standing start. But Ann Hathaway and Pladda won their races, though the stakes they brought in were insignificant by comparison with the haul landed by Sans Changer in his two successful exploits.

The rest of last week's racing took place at Hurst Park, and on the whole it was uneventful except in the sense that backers had a decided turn. For most of the winners had been generally named by the people who were wagering. Lord Lascelles came to see his filly, Star of Galicia, win the Duchess of York Plate, the net value of which was £840. But it was only by a few inches that she got the decision over one named Bagatelle, belonging to Lady James Douglas. Bagatelle was trying to give 10lb., and did not appear to be fancied in the slightest. There was only one other runner, and I have no hesitation in saying that the form was very moderate. I was delighted to see the colours of Lord Lascelles in the right place, but he was, nevertheless, fortunate to win the best part of a thousand pounds with this particular filly.

The two chief two year old winners were Mrs. Rich's Welcome Gift and Sir Abe Bailey's Anne Lovely. The former secured the Henry VIII Plate, being his fourth win in five races, and the other won the Hurst Park Two Year Old Stakes on the following day. Welcome Gift is a very smart young horse for a gelding, being by Arch Gift, who is a son of The Tetrarch. Anne Lovely was the second winner during last week attributed to Simon Pure, whose early death at the stud this year was clearly a loss to his owner and breeders generally.

THE LAST DAY AT GOODWOOD.

It may not be out of place to offer a few comments on the closing stage of the Goodwood meeting on the Friday of this week. Such attractive events as the Chesterfield Cup, the Molecomb Stakes for two year olds, the Gordon Stakes for three year olds, the Nassau Stakes for three year old fillies, and the Chichester Stakes, a five furlong handicap, are due to be decided. At the time of writing, one must necessarily have only a very hazy idea as to what will run, but if Trelawny should be Mr. S. B. Joel's selected for the Chesterfield Cup there ought to be no trouble about seeking elsewhere for the probable winner. The only doubt I have is as to whether the course might be too sharp for the big horse.

I notice that Fred Darling has five still left in the Molecomb Stakes, and the best, on the little known of them in public, is Shovelstrode, who was only beaten a head at the Bibury Club's Meeting. Sir Abe Bailey has a promising one in the Chaucer—Reef colt, but if Belle Mere should be saved for this race I would much expect her to win for Sir John Jardine.

Felstead, the Derby winner, is not to compete for the Gordon Stakes, but I imagine Cyclonic will be saddled, especially as his owner is the Member for the Chichester Division. If Hereward should run at last he must not be overlooked. Toboggan is in the Nassau Stakes, and she may have run first on the opening day—as did Book Law a year ago—before this appears.

PHILIPPOS.

THE ESTATE MARKET

FUTURE OF "THE FOUNDLING"

A DECISION to re-settle the Foundling Hospital permanently on an estate of nearly 200 acres near Berkhamsted is believed to be imminent.

The estate is Ashlyns Hall, a finely proportioned old mansion, and 190 acres or thereabouts, close to the junction of main roads from Chesham and Hemel Hempstead into Berkhamsted. The very best feeling prevails about the local ability to meet the reasonable requirements of the Governors as to the closing of a footpath and the elimination of a proposed road from a scheme for town-planning. The Governors, on their part, intend to signalise their new association with Berkhamsted by presenting the town with a playing field, and so on. That, at least, is our information, which we believe to be well founded. It will mean much to the town, and much, perhaps, to the Foundling, to come to terms, and the formal completion of contracts subject to any unforeseen contingencies, may, by the time these words are printed, have been effected.

It may be remembered that, having sold their London property for £1,650,000, the Governors acquired by purchase the Redhill premises of the Royal Asylum of St. Anne's Society for conversion into accommodation for the four hundred children. Time was requisite for finding a suitable position and building new premises. The Governors of the Foundling Hospital have considered offers of landed estates in Surrey and Hertfordshire likely to meet their requirements. Ashridge Park and a property of historic note near Welwyn Garden City, as well as an estate with Royal associations in Surrey, were considered, but rejected.

"The buildings will be of the highest architectural merit, embracing besides the administrative blocks groups of houses each adapted for accommodating a comparatively small number of children. This principle has been followed in other rehousing schemes of similar institutions, and the Governors have had in mind the opportunity that a rebuilding scheme would give them to obtain the advantages of the modern practice in the education and maintenance of their charges, that is, housing in small numbers. The neighbourhood of Berkhamsted enjoys accessibility to London, excellence as a health resort, and exceptionally wide expanses of beautiful scenery."

CASTLES AND CLIFFS.

THE EARL OF DUNRAVEN has instructed Messrs. Knight, Frank and Rutley to let Dunraven Castle, with shooting over 4,340 acres. The castle, part of which dates from the Roman Occupation, was added to by Mr. Thomas Wyndham, M.P. for Glamorgan, early last century, and occupies a wonderful position on the coast of Glamorgan, near Bridgend.

Monachyle and Craigruie, Perthshire, to come under the hammer of Messrs. Knight, Frank and Rutley at Edinburgh on September 5th, covers 6,000 acres, amid magnificent Highland scenery on the Braes of Balquhider in the heart of Rob Roy's country. The firm will offer, on the same day at Edinburgh, Northfield House, 250 acres with St. Abbs Head, the cliffs of which are pierced by caves, the nesting place of sea birds of all sorts.

Baddow Court, near Chelmsford, which was to have been offered by auction by Messrs. Knight, Frank and Rutley, at Hanover Square, has been sold privately.

THREMHALL PRIORY, BISHOP'S STORTFORD.

THE executors of the late Mr. Robert Hilder have instructed Messrs. Knight, Frank and Rutley, with Messrs. Sworder and Sons, to offer Thremhall Priory, Bishop's Stortford, 600 acres, in September. Thremhall Priory is a beautiful old manor house, Georgian and of historical interest. The Augustinian priory was founded in the twelfth century.

Smallhythe Vicarage House, between Tenterden and Rye, close to the home of the late Dame Ellen Terry, is to be sold by Messrs. Knight, Frank and Rutley.

Mill House, Marlow, is to be offered by Messrs. Knight, Frank and Rutley; and Nashleigh House, Chesham, with 30 acres.

Brooke House, one of the most important properties in the Isle of Wight that have come under the hammer in recent years, is to be

offered by Messrs. Knight, Frank and Rutley on August 14th. Particulars of the 4,000 acres contain aerial photographs of the property.

The executors of the late Lady George Pratt have instructed Messrs. Knight, Frank and Rutley to sell the contents of Meadowbank, Winkfield, on September 26th and following days. There are Hepplewhite chairs, a Louis XV kingwood and marquetry commode, eighteenth century mahogany tallboy chests, seventeenth century oak chests, a mahogany and ormolu-mounted bracket clock presented by Queen Charlotte to Louis XV, and useful pieces of furniture; engravings in mezzotint, stipple and colour—"St. James's Park" and "A Tea Garden," by Gauguin, after George Morland, and others by McArdell, Haig and W. Ward. The paintings include a portrait of Francis Hackwood, by Sir George Hayter; and others after Thomas Gainsborough, J. Hoppner and Sir Joshua Reynolds.

THE PAST OF PENSHURST.

REDLEAF, Penshurst, which Mrs. Hills has instructed Messrs. Knight, Frank and Rutley to sell, is mentioned as far back as 1258, when, after a survey to determine the rights of a dispute between Richard, Earl of Gloucester and Archbishop Boniface, it was declared to be within the "Lowy" of the Manor and Castle of Tonbridge, and part of the earl's possessions. A subsequent owner, Edward, Earl of Stafford and Duke of Buckingham, offended Cardinal Wolsey, who accused him of being concerned in a conspiracy to seize the Crown. The earl lost his head on Tower Hill in 1521, and his lands passed to the King. There appears no record to show to whom the estate was subsequently granted by King Henry VIII, but in the next reign the adjoining estate of Penshurst became the property of the Sidney family and Redleaf probably passed with it. The pleasure grounds, which are still very beautiful, were famed even in days long gone by. Jerrold writes: "Immediately to the west of Penshurst Park is Redleaf long celebrated for its beautiful gardens, with the Eden—here considerably widened, flowing along its western side." There are some 184 acres.

Major Henry Howard has instructed Messrs. Knight, Frank and Rutley, with Messrs. Alfred Savill and Son, to offer Great Down, Seale, in the autumn. The residence, on the Hog's Back, six miles from Guildford, has magnificent views north and south, and the property extends to over a hundred acres, with a seventeenth century farmhouse. The firm has sold The Bungalow, Orpington, which was to have been offered by auction in conjunction with Messrs. W. Levens and Son.

WELL WOODED LAND.

LOWER LANHAM, Alresford, sporting and farming land ten miles from Winchester, is for sale by Messrs. John D. Wood and Co. It stands 450ft. above sea-level, well removed from all main roads, comprising a very nice old-fashioned residence containing much original oak and attractive casements. It has recently been completely restored and equipped with modern conveniences. The property extends to 1,250 acres, of which 400 acres are arable, 400 acres pasture and 300 acres woodland, splendid cover for game, and the land is some of the best partridge ground in the country. It adjoins Lord Ashburton's shooting estate, The Grange, and 250 wild pheasants, 300 brace partridges and 2,000 rabbits are usually killed. The shooting has only been lightly shot, and no actual records have been kept. The coverts would hold several thousand pheasants. More shooting can be had. The owner rents shooting over an adjoining farm of about 300 acres. The owner has put down 1,400 eggs this year and reared 600-700 birds, and 1,000 eggs were put down the previous year, and in addition there is a good stock of wild birds. The property has only been shot lightly on Saturdays owing to the owner's absence in the north of England.

The whole property is farmed by the owner, but if desired the two farms would readily let. There is a large amount of valuable timber on the property, including a lot of oak.

The Moorings, Hindhead, a modern house 750ft. above sea-level, with 12 acres, two miles from Hindhead golf links, has been privately sold by Messrs. John D. Wood and Co.

Between Cricklade and Wootton Bassett there are many prosperous dairy farms with picturesque homesteads. To Messrs. Fox and Sons has been entrusted the sale of Purton estate, comprising 608 acres of some of the richest land in that district. Included are three farms varying from 82 to 160 acres, three small holdings of from 17 to 52 acres, 30 acres of allotments, 90 acres of woodlands and smaller lots to be offered at Swindon on August 20th.

LARGE FARMS SOLD.

THREE days were occupied in a sale of properties by Messrs. Hall, Pain and Foster, when they disposed of Rookesbury, Wickham, by instructions from Mr. G. W. Carpenter Garnier. This estate is one of the centres of the South Hampshire strawberry and market garden industry. The portion of the estate offered extended to 1,446 acres of agricultural holdings, market gardens, cottage holdings and woodland, in 128 lots. In the course of the sale 119 lots of properties and fourteen ground rents were disposed of under the hammer for £51,960. The small holdings and cottages met with a keen demand, a large proportion being sold to tenants.

Kynnersley Manor, Salop, 409 acres, realised £12,100 under the hammer of Messrs. Barber and Son at Wellington. It lies two and a half miles from Crudington Station, between Shrewsbury and Stafford. This property formed Lot 189 of the Lilleshall estate sale of 1912, when it was acquired from the Duke of Sutherland by Mr. Mason, then a tenant of twenty years standing, and has been well and successfully farmed by him till his recent decease, which is the reason for the realisation. Its equipment is excellent in every possible respect, as all buildings were erected by the Lilleshall estate on sound designs and with most durable materials. A heavy head of stock has been regularly maintained for many years, and the land has been liberally treated year after year, hence the accumulated fertility is a valuable asset.

The late Mr. Samuel Kidner, the famous farmer, it is not too much to call him, held Bickley, Milverton, a nice house and 240 acres, sold by order of Mr. R. T. Naish, by Messrs. W. R. J. Greenslade and Co. at Taunton, for £10,315, including timber.

Over 600 acres of the Bassett Down estate in Purton, Wiltshire, has been bought by clients of Messrs. Fox and Sons from trustees for whom Messrs. Bidwell and Sons are agents.

SALE OF A SPA.

DROITWICH SPA, the inland watering place, has been purchased through Messrs. Duncan B. Gray and Partners and Alfred Savill and Sons. Practically the whole of the town is included, the three hotels, the park, the shopping and residential centres, and golf course. Droitwich Spa is noted for its springs and brine of great density; in the swimming baths it is impossible to sink. With the sale pass the Royal Brine and the St. Andrew's Baths. The actual area of land and town sold is about 1,000 acres, but the exclusive right of taking brine for medicinal purposes is reserved over a vast area of the land surrounding.

Ballards Corner, Limsfield, has been sold by Messrs. Millar, Son and Co. and Messrs. F. D. Ibbett and Co.

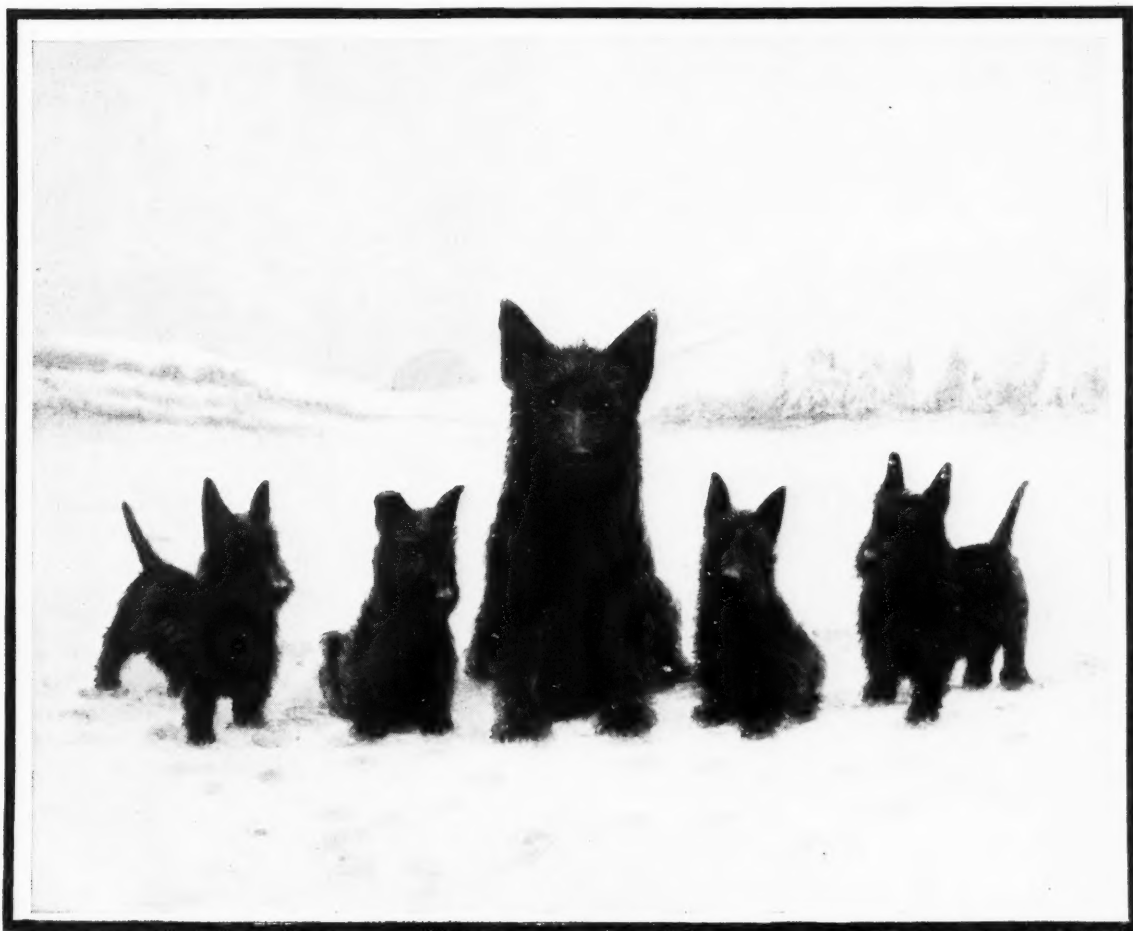
Charters, Sunninghill, 120 acres, has been sold by Messrs. J. Carter Jonas and Sons and Messrs. Knight, Frank and Rutley for the executors of Colonel Ralph Peacock.

Cromer property, Overstrand Lodge, 4½ acres, has been sold before the auction by Messrs. Constable and Maude. It is a modern house.

The Stream, an old house and 11 acres at Felbridge, near East Grinstead, has changed hands for £4,250 through Messrs. Hampton and Sons and Messrs. P. J. May.

Gissing Hall, the seat of Sir Kenneth Kemp, Bt., is for sale by Messrs. Harrods, Limited, with 34 acres on the Suffolk border of Norfolk.

ARBITER.

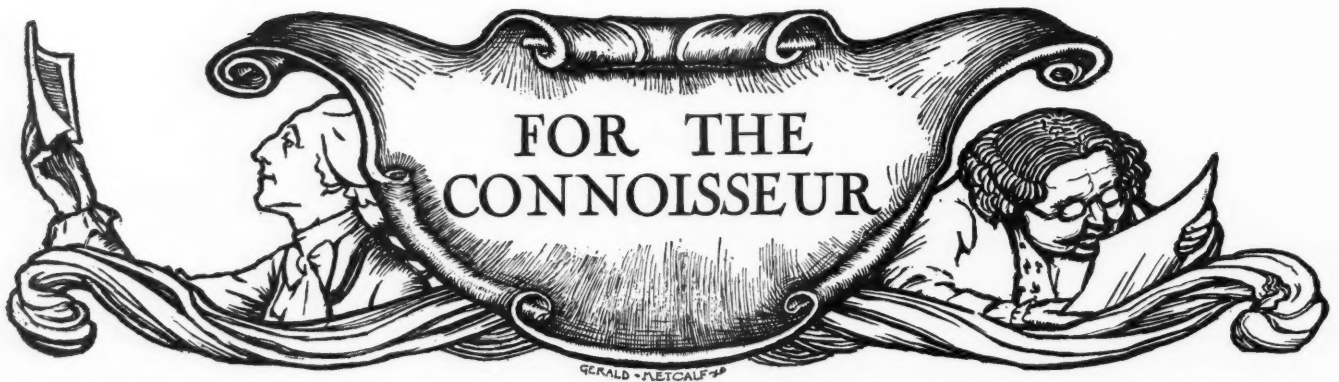


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OAK FURNITURE

FURNITURE of the age of oak, which has survived owing to its firm and rational structure, was rectangular in form or firmly underbraced. But, while the forms were severe, the surface ornament, whether of inlay or carving, was notable for its richness and elaboration. Cabinets and cupboards, which have an architectural character, are often enriched with classical details, such as caryatid figures and pilasters, seen through the medium of the Low Countries. Two court cupboards from the Nevile collection at Kentwell Hall, Suffolk, which are now the property of Messrs. Keeble of Carlisle House, are typical of the rich elaboration of seventeenth century oak. Both are enclosed cupboards for storage rather than for the display of plate, though the three-staged cupboard has ample space for plates and dishes on its open uppermost stage, supported by four cup and cover bulbs springing from a slender base and finishing above in a narrow neck and quasi-Ionic capitals. The frieze above these supports is carved with reversed gadrooning and a centre consisting of a series of small vertical panels carved with grape vines and leafy S scrolls. The panels of the cupboard doors on the lowest stage are carved with an arched panel, while on the slightly recessed second stage the four doors are carved with a formal flower and leaves springing from a vase. The whole piece is richly treated and effective. The second cupboard, which is in two stages, is enlivened with both inlay and carved detail. The upper frieze and the three cupboard doors of the upper stage and the two doors of the lower are inlaid with a design of flowers in contrasted wood, either springing from a vase in the case of the panels, or forming a running scroll on the frieze and framing of the panels. The outer styles of the lower stage are carved with the grape vine scroll which is so often met with in the seventeenth century; and the two bulbous supports on the second stage, and the terminal caryatids, are finely carved. This cupboard is remarkable

for the quality of its carving and an over-all brilliance due to the effective inlay.

A very similar treatment of the inlaid panels appears in a chest of the same date and from the same collection. The three panels into which the front is divided are inlaid with parti-coloured formal flowers springing from a vase, while the outer styles are carved with a running grape vine. The design of the linked S scrolls, terminating in a dragon's head holding a leaf, which is carved on the top rail, and the cusping under the bottom rail, mark its seventeenth century date.

In oak chairs of the seventeenth century it will be noticed that the cresting lies over the uprights instead of being enclosed within them. This feature appears in three armchairs from Kentwell Hall, in which the decoration of the back is noteworthy. An armchair with back panel and uprights inlaid with a floral design has the framing of the arched panel carved with vine scrolls, centring at the upper angles in a human head, while the unusual cresting takes the form of wide outspread wings, and in the opening is set a man's head, with the long hair and pointed beard of Charles I's reign. The seat rail is carved with opposed S scrolls, and the legs and arm supports are of baluster form. In two armchairs from the same collection the back panels are carved and surmounted by a tall cresting. In one, dated on the back 1617, there is a carved lozenge in the centre and a hooped cresting carved with a grotesque human mask, while stiff caryatid figures are applied to the back uprights above the spring of the arms. In the second chair, the back is divided into two panels, each carved with a formal flower and leaves, while the back uprights and bow-shaped cresting are closely carved with foliate scrolls. The legs and arm supports are of baluster form, and the front of the seat rail carved with S scrolls. This chair probably dates from the early years of Charles II's reign.

J. DE SERRE.



AN INLAID COURT CUPBOARD. Circa 1630.

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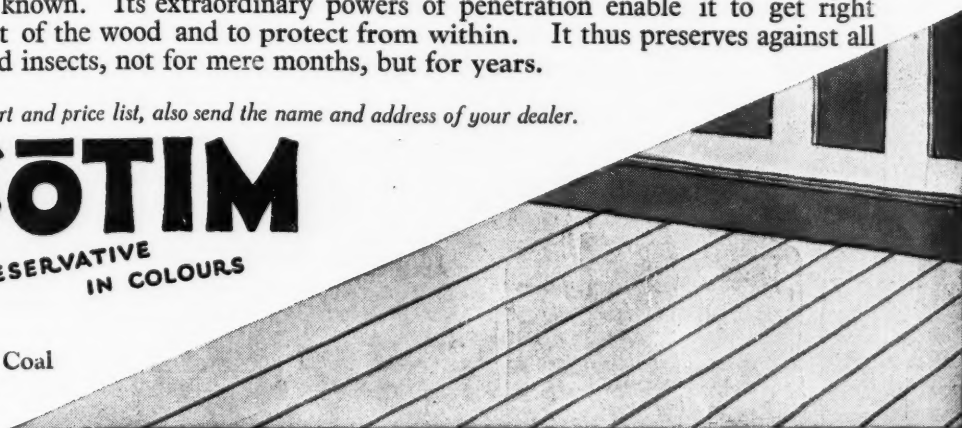
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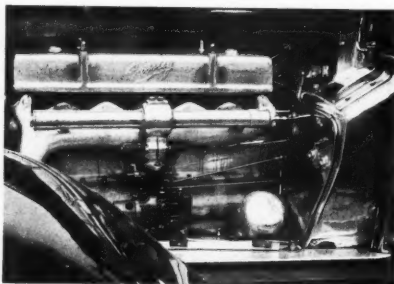


THE CROSSLEY SUPER SIX

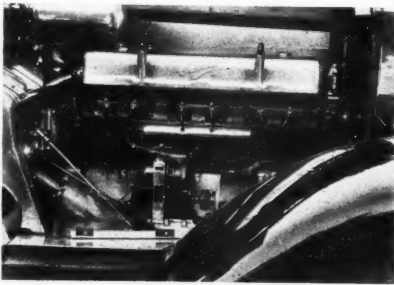
A SIX-CYLINDER Crossley car made its bow to the public at the 1926 Olympia Show, and last year what was essentially the same chassis with various detail improvements was exhibited as the "super" model. Like the original, this super six has an engine rated at 20.9 h.p., and it must not be confused with the Shelsey, which was first announced publicly only a few weeks ago. The Shelsey is a member of the new and all-conquering moderately powered and moderately priced sixes. The other six, both in its original and in its super form, is distinctly a car belonging to the superior order of things, and belongs to the sphere where a thousand pounds is spoken of as quite an ordinary car price, even though this Crossley does not cost anything like so much.

There is an aspect of Crossley activities or of Crossley car achievements that, although having but little to do with the performance of the cars in the narrow sense, is yet much too significant to escape mention in any account of one of these well known vehicles. It is the extent to which the cars have been used for the personal and staff transport of our Royal princes and duchesses on their official Empire tours. If ever a car deserved to be known as the Car Imperial it is the Crossley. Other famous makes share its distinctions as vehicles for various types of governmental and official transport, from tenders to the flying services to armoured cars for desert warfare; but as an Imperial car, in the sense of being a car for the transport of our most important Imperial Ambassadors, it is unique. The whole story of the official activities of the car and, incidentally, of the very important part played by its makers in the development of the internal combustion engine, is told in a book recently published for the company and obtainable from them,

with the title of *Wheels of Empire*, a title that rests in part on the distinctions just mentioned. It is, therefore, only what one



Polished aluminium and attractive design give a very imposing appearance to the Crossley engine, with its neat induction and exhaust manifolds, large oil filler and highly finished dashboard.

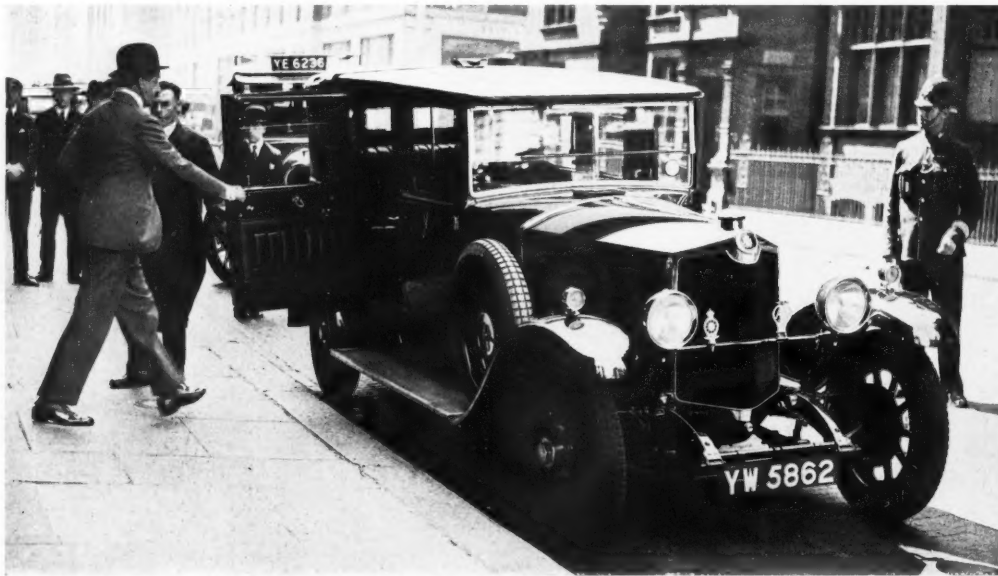


Ignition side of the Crossley super-six engine, showing the accessibility of the sparking plugs and the tandem drive for dynamo and magneto.

would expect to find in the present Crossley six, an example of quite advanced ideals in car design, all executed to a high standard of workmanship and detail finish.

It is not so long ago that an engine with overhead valves, and yet accessible and neat in the lay-out of its details, was a distinctly rare thing. Accessibility is a marked feature of this Crossley car. Its valves are push-rod operated and enclosed in one of those pieces of polished aluminium that look so well; but this cover is readily removable, and where could one wish to see more accessible sparking plugs than the six on the off side of this unit? And yet it must be said that on this side of the engine is to be seen the least pleasing feature of the whole car—the magneto, so neatly driven in tandem from the dynamo, is a foreigner. During the time I had the car in my hands I discovered nothing to indicate that it was not good enough for a really high-class British magneto, but presumably its makers know best. Mention is made in the catalogue of the ingenious point in dynamo and magneto mounting that should the former fail it may be removed bodily and the magneto moved forward into its place, to make possible use of the car while the dynamo is undergoing repair. The point is ingenious, but not likely to be utilised very often during the life of an average car.

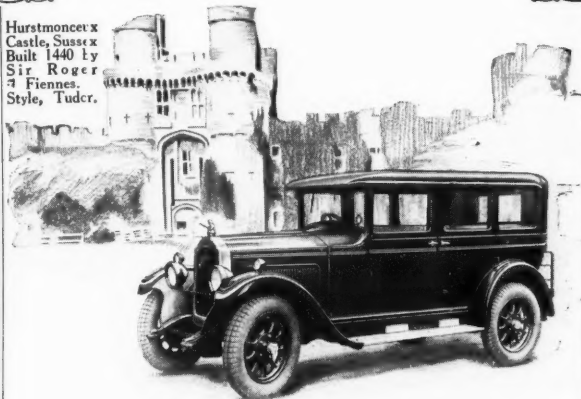
Exhaust and inlet manifolds are on the near side of the engine, and in the original models the carburettor was at the extreme end of the induction pipe, a feature of design that called forth some humorous comment when first seen at Olympia, though the comment was most effectively met by the simple retort that, however it looked, the arrangement worked admirably and had been adopted only after the conclusive evidence of worth provided by actual test. Be this as it may, the carburettor on the super model is now conventionally positioned in the middle of the manifold, and this also seems to work quite well! The exhaust outlet is taken down right forward, as is right and proper, and a most



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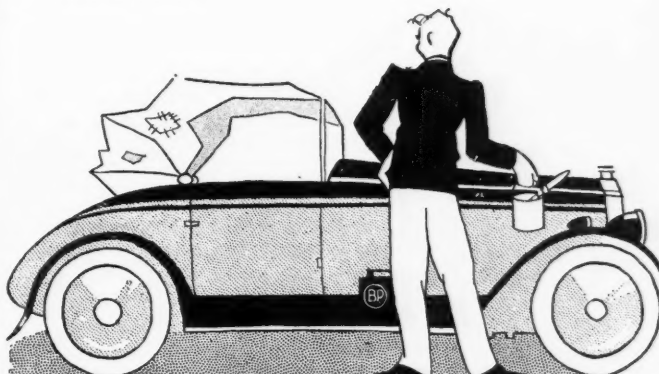
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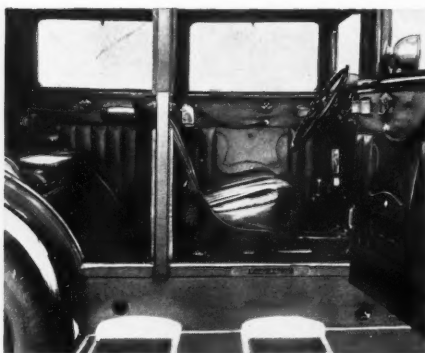
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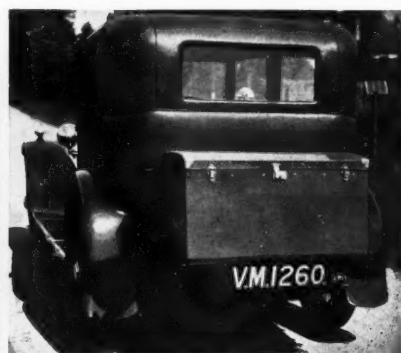
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Front of the Crossley
big six.



The luxurious interior of the super-six
Crossley.



The luggage box and large window at the
rear of the Crossley fabric saloon.

capacious and readily get-at-able oil filler is located on this side of the engine towards the rear.

Internally, the engine has forced feed lubrication for the crank-shaft and its bearings—strangely enough, there are only four main bearings for this fully balanced shaft, though the cam-shaft has the same number—and a good point is the ability to remove the filter for cleaning without previous draining off of the oil. Cooling is by pump-circulated water, the pump being of the increasingly rare genuine type driven from the front end of the cam-shaft—it is no mere belt-driven impeller substitute. The bore and stroke of the engine are 75mm. by 120mm., giving a capacity of 3,198 c.c. and a rating of 20.9 h.p.

Transmission is through a single-plate clutch to the four-speed gear box, right-hand controlled and having ratios of 4.7, 7, 11 and 17.8 to 1, with a reverse considerably higher than first, *viz.*, 14.9 to 1, though for closed cars the top gear ratio is 4.9 and the others correspondingly lowered. Spiral bevel final drive is used in the semi-floating rear axle. Crossleys were one of the first cars to adopt the now popular under-slinging of the rear springs and, of course, the arrangement is retained for the present semi-elliptics, the same design of spring being used also in front; and there are shock absorbers both front and rear. Braking is by a pedal-operated four-wheel set, the front-wheel pair working on the self-servo principle, so that it is impossible for the wheels to be locked, while an entirely independent pair of shoes in the rear-wheel drums are operated by the hand lever. The principal dimensions of the chassis are: Wheel-base, 10ft. 5ins.; track, 4ft. 8ins.; and ground clearance, 8½ins.; while a feature of the chassis that must not be overlooked is its lubrication by oil instead of by the more usual and less efficient grease.

BODYWORK.

There is a very complete range of bodywork for this chassis, which is of just a nice size to allow of ample room, even to the mounting of a seven-seater open or closed car (on the long wheel-base

model), without giving any suggestion of cumbersomeness to the cars of more normal capacity. The car actually tried was the fabric saloon, which is priced at £795, although it is so new as not to be included in the current catalogue. The touring model will cost £675 and the most expensive closed car £895.

This fabric saloon at £795 is a most elegantly finished carriage, its interior easily bearing comparison with that of the most luxurious cars on the market. It is finished in suède leather, and very fully equipped in all that makes for the passengers' convenience. The independent front seats slide along Leveroll rails to give easy ingress and egress, and a fabric covered trunk is fitted as standard.

The equipment of the car, both in quality and quantity, leaves nothing to be desired, unless it be in a detail of the steering wheel controls. These are most pleasing to look at, but both throttle and ignition levers work over somewhat coarse serrations that prevent really fine adjustment and militate appreciably against the slow running performance of the car—not that anyone is likely to bother much about that nowadays, though it is pleasant to be able to show off the paces of one's car on occasion.

ON THE ROAD.

This 20 h.p. Crossley has a notably smooth engine, even for a good six. This much may be said for it on the score of silence, that it makes very little more noise at 50 m.p.h. than it does at 35. But when it comes to power output, then, indeed, this engine shows up well. The maximum speed claimed for the car is, I was told, 75 m.p.h. when it was properly tuned up, but I am not clear whether the claim is intended to hold for the full-bodied five-seater saloon or whether it is limited to the car in more or less "sporting" trim; if the latter, I can readily accept the claim; if the former, I can only say that my best speed was just on 70 m.p.h. under very favourable conditions.

On the other hand, the car does its mile a minute without "turning a hair," and, as far as the engine is concerned,

there seems to be little difference between 55 m.p.h. and 65 m.p.h.

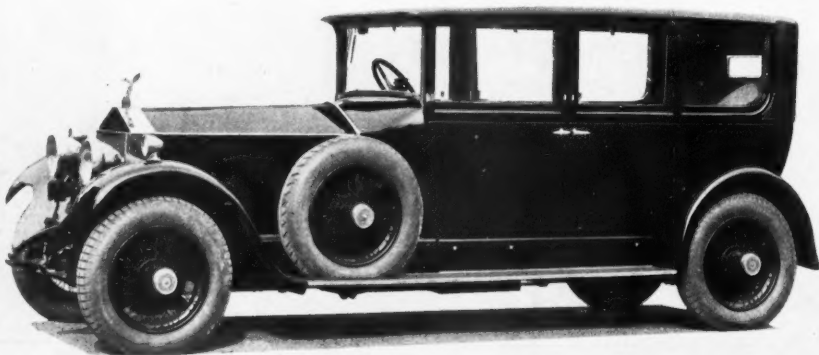
The acceleration of this Crossley is really good and, as the car is capable of its 50 m.p.h. on third speed, use of the gear box brings it into the really quick cars on our modern roads. This is one of those cars with which one may cover considerable distances in little time without indulging in really fast driving, and I am one of those who hold the view that this ability is a far more useful and significant thing than mere speed capacity in itself.

The car is as good on hills as it is on the level. When the gear is changed down it will swoop up the severest pimples of our home counties main roads; on top gear it is, if not so fast, more impressive, and this is, indeed, one of only three cars that have climbed the homeward half of my standard test route without even asking for a change down from top. Of the other two one was another Crossley. There are, doubtless, several cars that could be forced up the hills of this route without any interference with their gear levers; but I am not now speaking of what a car might be forced to do, but of what it does in its stride without effort or protest.

In matters of roadability I have no complaints worth the name. I have known many easier gear changes, although this clutch as a clutch could hardly have been better, and there are certainly some lighter steering to be found. But this steering was, to my way of thinking, just about right; an extremely light steering is apt to be almost as tiring as one that is heavy, and this Crossley, whatever else it was, never became tiring to drive. Always there was that very pleasant feeling that, whatever the road conditions or the speed, the car was under complete and easy control; there was never any need to tug at the wheel, the brakes were always sure and smooth, while the springing was of that best of all kinds, the kind that gives the sensation that the car is glued to the road and does not intend to be separated from it. Not a suggestion of roll on corners, and the inequalities of regular 'bus routes taken at high speed without a pitch or noticeable tremor.

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CHAMOIS STALKING IN THE VORARLBERG

MANY years spent in the bush-veldt of south-central Africa, and memorable days with wily buffalo, cunning sable or shy koodoo, have not been able to efface from my memory the first shoot of my life in the mountains of the Austrian Tyrol.

As a boy of sixteen my first ten-point stag provided a thrill never since equalled by bigger game, and when the Jaeger handed me a twig of fir, dipped in the blood of the newly slain, with a hearty "Weidmann's Heil," no successful lion hunter could have been prouder.

So, when after the lapse of many years the opportunity came again of visiting the Bregenzer Wald, it was eagerly taken. Though red deer are plentiful, chamois were my ambition, and my generous host gave permission for two buck.

The month was October, just before the chamois rutting season, with wonderful sunny days and clear, frosty nights. The lower slopes of the hills were scarlet with autumn foliage, merging into the deep green of fir, and that again shaded off to the lighter green of dwarf pine, the brown-green of grass slopes, to the grey of limestone rock, with here and there the gleam of last year's snow.

The going was hard from the start as the hills sloped abruptly from the narrow valley of the curiously named river Ach, perhaps so named from the exclamations of tired mountaineers ascending from its stony banks. The first hour in semi-darkness, for early starts are essential, was always the hardest, till one got one's second wind. The Jaeger would lead, carrying his own as well as my "rucksack," containing food and a bottle of tea, while I, in order to preserve some self-respect, carried the rifle. Once out of the timber belt, with all the glory of an alpine sunrise

by the greater curve and thickness of the horns, and considerable experience was necessary to make sure. Even old chamois hunters have shot an old barren doe in mistake for a buck and no great disgrace is attached to such a contretemps.

Over three hours were spent one day in difficult crawling over precipitous ledges, scrutinising several troops in turn, in all over a hundred chamois, without discovering a single old buck. With the sun already dipping over the western mountain ranges, and the time at hand for the descent, the Jaeger's sharp eye discovered two good veterans lying on a small ledge half way up what looked like an inaccessible rock wall. Their dark coats were scarcely distinguishable from the shadowy rock background. A difficult and unpleasantly giddy stalk was made to a ridge directly opposite, divided from the buck's resting place by a chasm about 200 yds. across.

In a most cramped position the .256 Mannlicher was levelled, and with one eye shut the buck selected was almost invisible. Being on the sky-line and therefore easily visible to the buck, no delay for regaining breath and steadiness was possible, and the one shot, which makes or mars the whole day, had to be taken quickly. On this occasion the aim was true and, shot through the shoulder, the buck crumpled up and, rolling over the edge, dropped a sheer hundred feet into a steeply sloping ravine of rocks and stones, where it rolled over and over many times before being stopped by a large boulder. A difficult descent, urged on by the joy of success, the pace yet tempered by the fear of broken horns, a not unusual occurrence, brought gun and keeper to the stricken beast.

Mutual congratulations at a really good and uninjured head and a "Weidmann's Heil" as hearty as that heard over twenty



DOWN FROM THE HIGH GROUND TO THE VALLEY WITH THE BAG.

to marvel at, spy-glasses came into use and the belt of dwarf pine (latschen) was carefully examined, and due regard paid to the direction of the wind.

The grass slopes soon became unpleasantly steep. When they are at all frozen, crampons have to be fixed. These slopes are often far more difficult and dangerous to negotiate than rock traverses, there being nothing to hold on to, and slipping would mean a fall over the precipice at the foot of most slopes. A head free from giddiness is essential.

Presently the spy-glass revealed a troop of chamois on the shady side of the mountain, as the sun was already warm, with two or three visible against the sky line. The stalk proper now began and was a long and nervy business. No pebble might be dislodged, and wind and background had to be considered at every turn. This, combined with the difficulties and dangers of the terrain, is very tiring, and one has to be pretty fit to have a steady hand when the time comes to shoot.

The most careful approach might be spotted by some unseen chamois, who would soon whistle the alarm, but provided one was not too near the main troop, and time was given the sentries to become reassured, the troop would not necessarily become disturbed. By good stalking the troop might be approached fairly closely, depending on terrain and cover, say, to 300 yds., but even at closer range the difficulty arose of discovering a good buck among many does, kids and young buck. There might be from fifty to eighty chamois in a troop, some standing with heads averted, others lying down or partially hidden by boulders. Old buck, which are not necessarily solitary in October, could only be distinguished from old does

years ago, and then the long descent in failing light, many times marvelling at the strength and skill of this son of the mountains, who, leading the way, carried the gralloched buck strapped to his back.

It was several days before the second buck, also a fine old veteran, was bagged, but these intervening days could not be called blank days, as they were full of interest in watching these nimble antelope of the Alps and the marvellous way in which they scrambled down impossible looking precipices, jumping over chasms and landing with four feet on tiny projections. If it is marvellous to see grown chamois do this, it is still more amazing to see little kids follow without hesitation or mistake.

For the benefit of others interested in chamois, the method in vogue in Austria for horn measurement may be mentioned. This method is by Count Quadt and has for its object the recognition of all the good points of a head, that is to say not only the horn's length, but also its thickness and spread. This is arrived at by adding the height to the length, to half the width, to three times the circumference. The reason for multiplying the circumference by three is to favour bucks in relation to does, as the latter have often very long horns, but which are lacking in girth.

The height is taken at the outside of the horn, from base to top of bend. Length along front of horn, from base to tip. Width from centre to centre of bend at highest point. Circumference at thickest part of horn. In every case the longest and thickest of the two horns is taken for measurement, the one horn might be taken for length and height and the other horn for circumference.

G. FITZGIBBON

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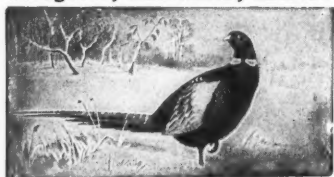
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VERMIN

IN bygone years it was the custom of many naturalists to picture the average gamekeeper as a man tearing about with a gun and shooting every bird that was big enough possibly to interfere with the well-being of his pheasants or partridges—and perhaps there were, in those days, a few men who would shoot any bird that was unfamiliar to them, or condemn a whole species as the result of the misbehaviour by an individual—but the most ardent naturalist must admit that nowadays the really experienced gamekeeper is enlightened in his outlook where predatory birds are concerned.

But the naturalist himself is sometimes to blame for the actions of those few keepers who—as the result of a convincing demonstration of the fallacy of the sweeping generalisations which an over-sentimental bird lover will make—assume that "the case for the defence" is *entirely* untrue. As an example, we often hear the statement made that the kestrel will never interfere with game birds. The keeper actually sees one of these hawks carrying off his young pheasants, and probably thinks "these people evidently don't know what they are talking about," and consequently, in the future, he will destroy every kestrel he may see. The experienced and reasonable bird observer qualifies his statement as to the beneficial habits of the kestrel, with the proviso "but certain *individual* kestrels will sometimes take to feeding on the young game birds." On such a statement the keeper is content to accept this belief, and will only shoot one of these hawks when he catches it in the act of poaching.

This case is only quoted as an example of the numerous sweeping statements made by the well intentioned individual who cannot recognise the fact that birds and animals cannot always be condemned or praised as a *species*.

Many shooting men are, nowadays, keen nature lovers, and not only regret the destruction of harmless hawks, owls, etc., but even restrain their keepers from killing certain birds which are recognised as deadly enemies of game—if such birds represent a rare species.

But the rat, at any rate, must be condemned without any thought of "stating a case" for further trial; and now that one shooting season is over, we must begin to prepare for the next, and the most important work which the gamekeeper has now to do is the killing of such vermin by traps, gas, terriers, slings and any other method which he can invent.

The custom, in certain counties, of stacking corn in the fields may increase the labour of rat destruction when these ricks are left unthrashed during the whole of the nesting season (for the rats in them can only be trapped with difficulty); but when the thrashing is done in the winter months, an ideal opportunity is offered to the keeper to kill a large number of rats at one fell swoop.

Therefore every keeper, or owner of a rough shoot, should request the farmer to notify him when ricks are going to be thrashed, and he can then attend the thrashing and destroy all the rat inhabitants. But the attack should be made with method, and for this purpose a roll of galvanised wire netting ($\frac{1}{2}$ in. mesh, 2 ft. width) should be available. This must be fixed round the rick (about two yards away from it) that is being thrashed. Thus, when several rats bolt simultaneously, the terriers—or men with sticks—will have time to deal with all the fugitives in turn.

If the owner of a rough shoot is unable to attend such a rick thrashing, he will generally be able to discover ratting enthusiasts in the neighbourhood to act as his deputies; in fact, in a certain district, there are several subalterns, belonging to a famous regiment, who have formed a

regular "terrier pack," and are delighted to accept an invitation by a farmer, or owner of shooting, to organise ratting expeditions on his ground.

If the hedgerow in the vicinity of a rick is worked by the rats (which is often the case), these burrows should be gassed a day or two previous to the thrashing. If a gassing machine is not available, a length of hose pipe attached to the exhaust of a car will have a similar effect. But if neither treatment is possible, then ferrets should be run through these holes in the hedgerow banks, so that all rats in these burrows are either destroyed or persuaded to avoid the hedge and take refuge in the rick, with the consequence that the occupants of the rick, when it is thrashed, will represent the majority of the rat population in that vicinity.

Stoats and weasels are also undoubted enemies of the gamekeeper, and every effort must be made to destroy them before the nesting season of the pheasants and partridges. Stoats are fairly easy to catch if tunnel traps are employed; but the latter must be set in likely places—at the end of hedgerows in gateways, on planks over streams, or in a run at the bottom of a hedge bank. These animals can also be called by expert "sirens!" and a keeper with a gun may often terminate a stoat's wanderings if he waits quietly during the evening in the vicinity of a corner where a stoat has been previously seen. When a tunnel—in which to set a trap—is being constructed, the cutting in a bank need not be made absolutely straight, but may have an obtuse angle in its course, for the curiosity of a stoat is more excited by a tunnel which cannot be seen through.

In my opinion, a weasel is far more difficult to trap than a stoat, for it will spend a lot of its time hunting the mole runs, near the surface, in the open fields, and will, consequently, be more difficult to trap in the hedgerows. But every effort must be made to capture these little beasts, for although I do not think that they are as inimical as stoats to game birds on the nest, they work fearful destruction when they discover a covey of recently hatched pheasants or partridges.

MIDDLE WALLOP

BROWN HARES.

THE hare is, like the partridge, astonishingly susceptible to seasonal conditions, but where one can form a fairly accurate estimate of partridge stock left on the ground, it is not easy to make an estimate of the hare population. Last year, hares suffered badly from diseases due to the wet and sunless season. They are peculiarly subject to parasitic diseases, and very often we have epidemics which appear to kill off a great number. Some of these are due to strongyle infections, others to liver flukes, and the most deadly is a filarian lung invasion.

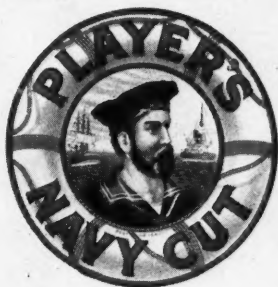
Usually, a poor season is not uniformly bad, and it is probable that surplus stock moves from overcrowded areas and redresses an even balance; but last year was uniformly bad, and enquiries everywhere showed a reduction of hare stock. It is probable that this year will show a very marked improvement, for the hare, though not so prolific as the rabbit, breeds several times in the season, and in a favourable season produces fairly large litters. Their feeding habits are so largely nocturnal that we see little of them during the summer; but during hay time one gets at least some indication that there are leverets about. So far as the south and East Anglia are concerned, hares would appear to be thriving; but in areas where the weather has been cold and wet the numbers are low. H. B. C. P.

"It's the Tobacco that Counts"

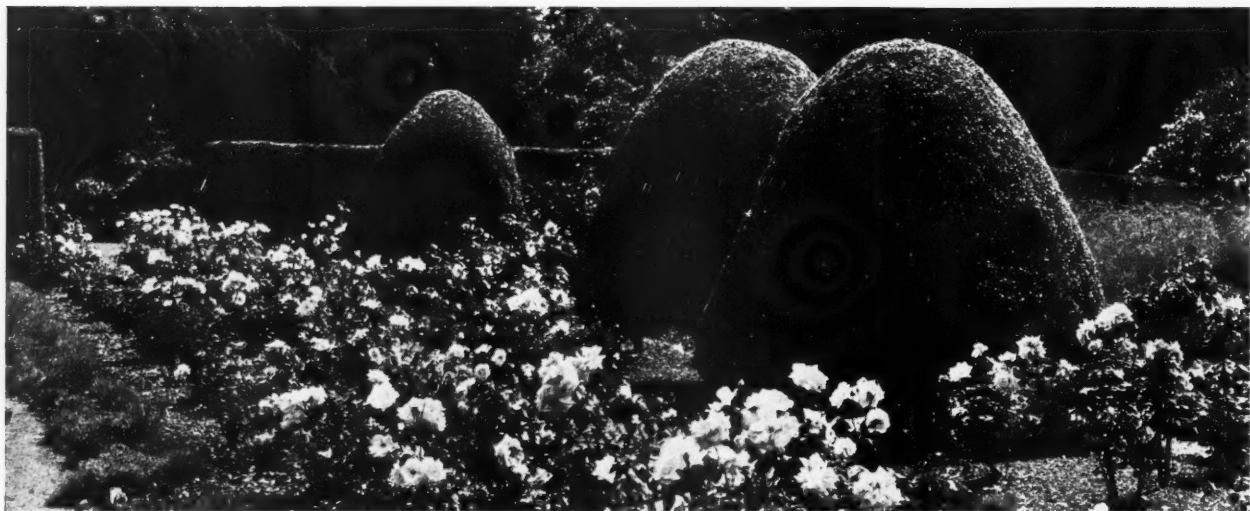


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THE GARDEN

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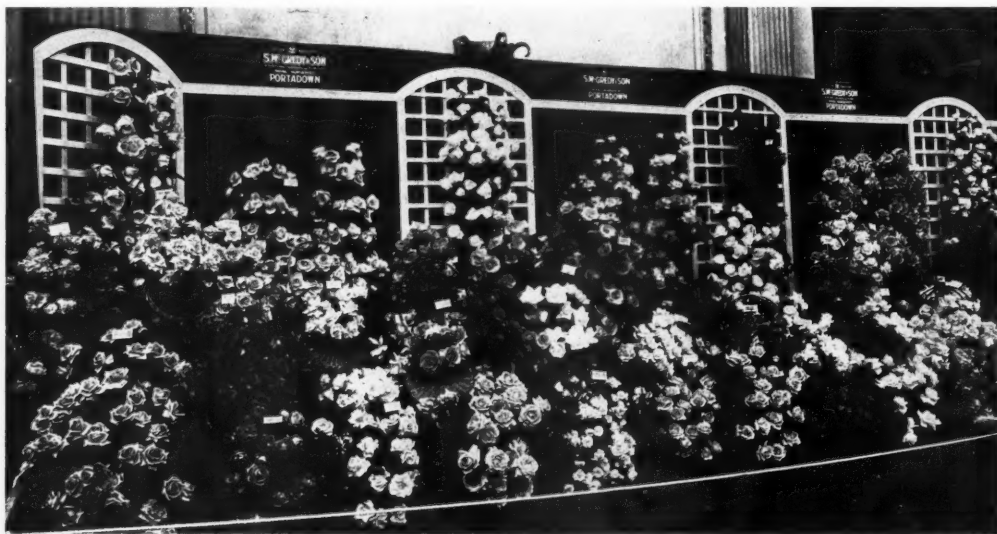
THE show of new roses, held annually under the auspices of the National Rose Society at the Royal Horticultural Hall, and which this year took place on July 24th last, is one of the most interesting events in the gardening year. It is an exhibition of some importance, too, since it acts as the clearing house for new seedling roses, where the professional and the amateur grower may separate the sheep from the goats, and where one can obtain a general idea as to where modern rose development is tending. With the increasing number of varieties, new productions have to stand a greater test of criticism than those which made their appearance ten or twenty years ago. They must bear favourable comparison with recent novelties and must, or should, show, before they receive the blessing of the Society in the shape of a certificate of merit or a gold medal, decided improvement in either colour, form, habit, growth or fragrance, or a combination of these qualities, on existing kinds. That it is possible to present new varieties that are ahead of present-day sorts, with their brilliance and wide range of colour, and their other sterling qualities, stands as credit to all our rose growers, both amateur and trade.

There were some forty-five new roses staged in the class for new seedlings, and the fact that only two gold medals and six certificates of merit were awarded indicates how difficult the production of a really new variety of sterling quality, which bears little resemblance to existing kinds, has become. But it is as well to keep in mind that the varieties which gain the awards are not always the ones to prove popular for general garden decoration in years to come. More often than not it is the varieties that are passed over by the judge that climb to a place in public favour, while gold medal roses fade into insignificance. Even on this occasion several of the prize roses did not appear, in my opinion, to be up to merit standard,

while several of the "also rans" were decidedly more worthy of an award. These anomalies are largely the result of judging roses on the exhibition table, and until some system is devised, as seems likely now that the National Rose Society is establishing their own trial grounds, of judging roses growing in trial grounds, they are likely to remain. The only true way of judging of the merits of a new variety is to grow it in the open at least two years along with similar varieties. Then, and only then, will its claim to distinction be proved. With the welter of varieties, good, bad and indifferent, that are offered to-day, it is necessary to have a drastic thinning out so that only the best is presented to the garden owner for his selection. It is a waste of both time and money to make selections of new and modern varieties to-day only to find that after a year or two's growth they are inferior to older varieties.

The two varieties to receive gold medals were McGredy's Ivory, shown by Messrs. S. McGredy and Son of Portadown, Ireland, and Lord Rossmore, shown by Dr. J. Campbell Hall, Monaghan, Ireland. The former is a hybrid tea suitable for both bedding and exhibition work. It seems of a bushy and vigorous habit, and the foliage is of a good dark green. The bud is long pointed and well poised on the stem, and the bloom is well shaped even when fully open, with broad overlapping petals of a creamy ivory white and possessing a slight tea scent. The latter is not a variety that will appeal to everyone. It is typically an exhibition variety with large and full blooms almost cabbagey. The petals are broadly overlapping and have an attractive crinkly margin. The colour is creamy white with a flush of pink on the edges of the petals, particularly in the bud stage. It has a slight fragrance.

Of the certificated roses, Mrs. Sam McGredy, shown by Messrs. McGredy, and Violet Simpson, shown by Mr. John



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Simpson, were outstanding. The former gives every promise of being a good variety of an uncommon, rich shade of bronzy pink. It is a free and vigorous grower, and the foliage is of a dark coppery green. The bud is long pointed, and the bloom well formed on opening, with a decided fragrance. Violet Simpson is a fine decorative hybrid tea suitable for bedding purposes. The blooms are of good shape, a pleasing shade of orange pink with a yellow base, and possess a slight scent. The foliage of dark green presents a good contrast to the blooms. Two polyantha pom-pom varieties, Britannia and Baby Betty, shown by the Burbage Nurseries, received certificates. The former, the result of a cross between Coral Cluster and Eblouissant, can best be described as a dwarf Hiawatha. The blossoms are of the same colour, crimson with a white base, but it is only about 2ft. in height. Baby Betty is somewhat similar in colouring to the climbing polyantha Phyllis Bide, of a pale gold flushed and overlaid with pink. In the older flower the pale gold merges into a white. It is dwarf and bushy, and is a variety that should prove quite suitable for bedding along with some of the deeper toned H.T.'s as an effective contrast. As a variety by itself it is not sufficiently outstanding. Messrs. Bees of Chester received two awards: for George Haworth, a bright crimson hybrid tea with a yellow base and full fragrant blooms; the foliage is good and the rose has every appearance of a good bedder. (This variety received a certificate last year). The second award was to Dr. Hawkesworth, another hybrid tea and bedding variety with very fragrant deep crimson blooms with a rich velvety maroon sheen. As a fragrant variety it is worth attention.

Among the "also rans" were some good things. James Gibson, shown by Messrs. McGredy, is a fine crimson-scarlet hybrid tea, but, unfortunately, lacking in fragrance. It appears to be a good bedder and the flowers are of good form. It was not seen to best advantage; indeed, none of the roses was, due to the heat inside the hall, which caused the blooms to



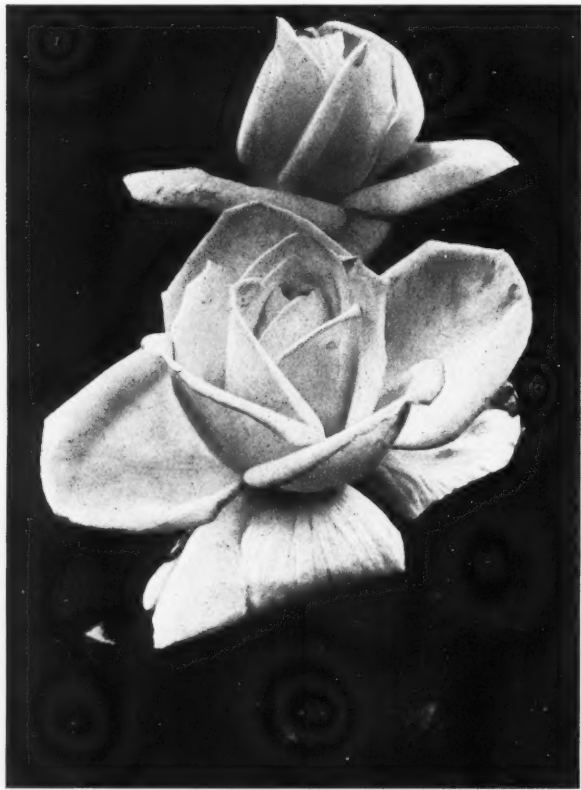
MESSRS. HARKNESS'S FIRST PRIZE GROUP OF CUT ROSES.

open and break easily. The foliage is a fine dark green. Little Dorritt, shown by Messrs. L. Reeve and Co., Norwich, is an excellent delicate pale pink polyantha suitable for bedding. It is floriferous, the foliage and habit are good and it is a variety that I feel sure will appeal to all rose lovers. Messrs. Dobbie showed their Duchess of Atholl, which is a fine vivid orange hybrid tea and a good grower, and Mrs. John Bell, of a clear pink with a full flower. Messrs. McGredy showed their fine rich deep crimson Portadown, which received a certificate earlier in the year, but it received no further award. It is a fine rose of good colour and an admirable garden variety in every way.

Although chief interest centred in the display of new roses, the groups of roses arranged by the trade growers and the amateur exhibits were particularly good, all the blooms being in excellent condition. In the nurserymen's section for groups of roses against the wall the first prize was awarded to Mr. J. Cranfield Parker, who showed Mermaid particularly well, and Messrs.

R. Harkness and Co., who had an attractive collection in which an arch of Allen Chandler was a feature, in Classes 4 and 5 respectively. Messrs. Alex. Dickson, who showed their new white variety Swansdown, and Messrs. A. Warner and Son were second in each case. All the exhibitors in these groups, including Messrs. Cant, E. J. Hicks, Chaplin Brothers, D. Prior and Sons, Mr. W. E. B. Archer (who had a fine stand of Dainty Bess) and Messrs. Prince staged meritorious groups. In the class for three baskets of cut roses, three distinct varieties, the first prize went to Messrs. T. Smith of Stranraer and the second to Messrs. Wheatcroft Brothers, while in the class for twenty-four exhibition blooms in boxes Messrs. F. Cant and Co. were first and Messrs. T. Smith and Sons second.

In the artistic classes for dinner-table decorations and a bowl of cut roses, Mrs. Tisdall of Woodford was first in Classes 8 and 9, and Mrs. Courtney Page in No. 13. Roselandia again proved a popular variety for dinner-table decoration, but Mrs. Courtney



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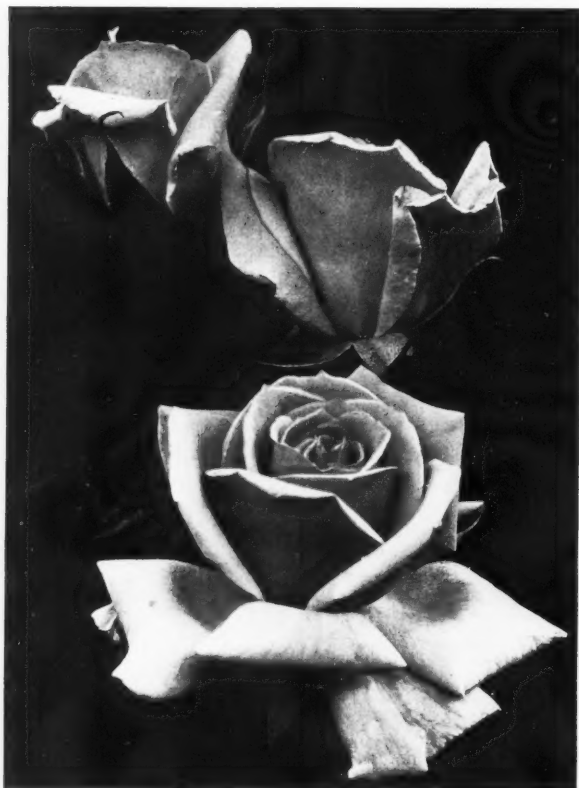
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ROSE MRS. SAM MCGREDY, OF AN UNCOMMON BRONZE PINK SHADE, WHICH GAINED A CERTIFICATE OF MERIT.



ROSE VIOLET SIMPSON, A FINE ORANGE PINK ON A YELLOW GROUND, ALSO AWARDED A CERTIFICATE OF MERIT.

Page used Emma Wright very effectively. It is unfortunate that exhibitors in these classes cannot break away from the stereotyped style of decoration and aim at something entirely original. In Class 10, for one basket of cut roses staged by an amateur, Mr. J. N. Hart won first prize, and he was also first for twelve exhibition blooms in a box. Mr. T. S. Malcolm was first in the class for six blooms of distinct varieties. In the class for a bowl of cut roses grown and staged by the exhibitor, the first prize was awarded to Mrs. Charlton of Yiewsley, who had a most attractive bowl. The Society's silver medal for the best rose in the nurserymen's classes was awarded to Messrs. Frank Cant for a fine bloom of George Dickson, and Mr. J. N. Hart gained the silver medal for the best rose in the amateurs' classes with a good bloom of the lemon white White Maman Cochet, which was selected from his basket of cut roses. The non-competitive group staged by Messrs. McGredy was

much admired. For general arrangement and quality of the flowers it was one of the finest rose exhibits that has been staged at the R.H.S. Hall. The use of baskets serves to show off the flowers to much greater advantage, and the artistic colour grouping was exceedingly well done. A wide range of modern varieties was shown, and among those which were outstanding were the excellent soft carmine pink Mrs. A. R. Barraclough, the crimson yellow Mrs. Talbot O'Farrell, the bronzy yellow Norman Lambert, the fine orange-scarlet Margaret McGredy with a surround of the white Mrs. Herbert Stevens—a fine combination for a centre-piece—Shot Silk, Desmond Johnston, Mrs. Charles Lamplough and Ivy May, which, although reputed by some authorities to be a poor grower, is certainly a very decorative rose when exhibited. It was a good exhibit, and one that should add considerably to the popularity of modern varieties.

G. C. T.

FLOWER GARDEN NOTES

GLADIOLI FROM LANGPORT.

MESSRS. KELWAY AND SON of Langport have very kindly sent to our gardening editor a choice collection of gladioli grown at their nurseries. The gift is an apt and charming one, serving to remind us of the approach of the gladiolus season, and also of Messrs. Kelway's long connection and pioneer work with the flower. The present position of the gladiolus as a garden plant of the highest merit is largely the result of many years of patient effort and research work on the part of Messrs. Kelways, who were the first English growers and raisers of gladioli, and the first firm to offer the primulinus hybrids under their now famous name of Langprims. Since their first introduction, Messrs. Kelways have continued to develop and improve their strain, and they now have placed some excellent varieties of good habit and form, and with a much wider colour range than formerly, on the market. These gladioli should have a place in every garden. They serve a dual purpose; they are excellent for garden decoration and admirable for the living-room. Flowering as they do from mid-July until September, they fill a period in the garden when blossom and colour is generally slightly wanting as the bulk of the herbaceous flowers go over. Among the varieties which we have received we were especially attracted by spikes of the following sorts, whose colours are given, for those who might care to make a note of them for future ordering: The King (deep pink with a carmine spot), Cecilia Kelway (flesh pink shaded red with carmine blotch), and the Countess of Leicester (enormous flowers of salmon rose speckled with yellow and white in the

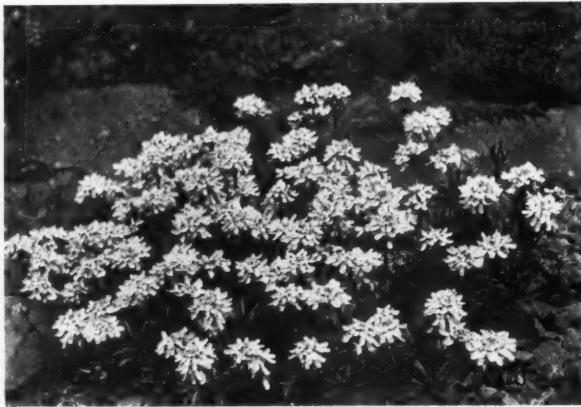
centre). Among the primulinus hybrids were Ghost (very pale yellow), Pinkie (rose pink), Sir Francis Fox (apricot yellow, flaked with crimson and orange base) and Duchess of Rutland (ochre yellow with rose shading).

A CHARMING ROCK CRUCIFER.

THOSE owners of small rock gardens who find the bigger Iberis too encroaching have in *Iberis saxatilis* a comparatively dwarf species which will not often cover a space larger than a dinner plate. There may be larger forms of this plant, but the old one that used to be known as *I. petraea*, a name by which the species is still listed by some, is usually even smaller than the dimensions given. It is a flat-growing alpine, with little prostrate, fleshy twigs furnished with thick and narrow deep green leaves. In early spring these branchlets terminate in neatly rounded heads of blossom in a good firm white, and these will give a succession for about two months. There may be a hint of purple in the opening buds and also in the flowers which are just going off.

I. saxatilis has a bad name with some rock gardeners, but I have not found it difficult when grown on a flat, sunny ledge of very gritty, rather poor, sharply drained soil. Though a lime-lover in its native hills of southern Europe, it does quite well without that medium. Propagation is easily achieved by striking short cuttings in pots of sandy soil during the later summer, these being kept in a closed cold frame until rooted. This is a true perennial, and one that will carry on indefinitely once it has a soil and situation to its liking.

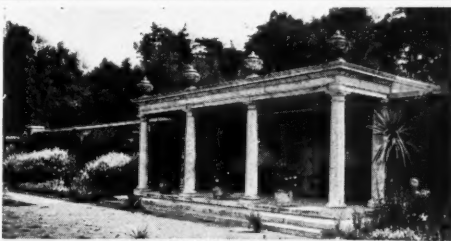
A. T. J.



A CLUMP OF THE NEAT AND ATTRACTIVE *IBERIS SAXATILIS*.



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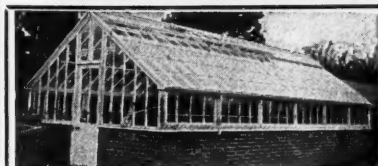
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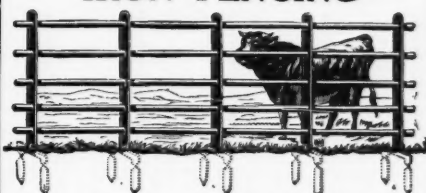


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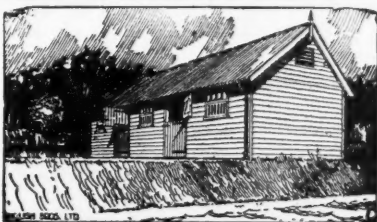
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DRESS FOR THE PLAGES

The brightest of colours find their place in the scheme of dress for the foreign resorts, and with the background of sea and sky these can hardly be too vivid or striking. The alliance of different materials in one suit is an outstanding feature of the new schemes. One of the most popular of these alliances is stockinette and crêpe de Chine. Coloured hat boxes and suit cases represent another fancy which is much to the fore during the travelling season.

FASHIONS for the *plage* are still the fashions for high summer, but they have foreshadowings of the coming modes, lightly and tentatively indicated, and no aspects of dress which are beginning to be discarded are allowed a place in the general scheme.

To be undeniably smart and yet at the same time absolutely comfortable is, of course, the object that most people set before themselves for such an occasion, and whereas, in the old days, our grandmothers and mothers preserved their complexions through thick and thin, guarding them with parasols in the sun and seeking the shade on every possible occasion, all outwardly self-conscious effort seems nowadays to be in the other direction, and tan—and even freckles—are encouraged rather than shunned. As a matter of fact, it is really "Hobson's choice," for sleeveless frocks and low-cut *corsages* would have made the campaign against tan a hopeless struggle in these days, and it is far better to give in with all the grace we may.

TAKING PRECAUTIONS.

But, although those who are fortunate enough to burn brown instead of red can very well leave Nature to take her course as far as this particular eventuality is concerned, a fiery skin is certainly not conducive to beauty, and the unfortunate women who suffer in this way are forced into taking extreme precautions with unguents and lotions—and, in some cases, concealing the absence of tan by the use of sunburn powder, an expedient which, it must be owned, never has the same effect.

And, even if one's skin tans, one cannot afford to let it dry or wrinkle, and at the seaside perhaps more than anywhere else, complexion drill night and morning is carefully carried on, with the pleasing result that youth seems to reign triumphant and eternal in these favoured spots, and that the skin, however brown, looks smooth and attractive.

EVENING FASHIONS.

Dress for the fashionable *plages* cannot be dismissed in a word or two and does not end in the jumper suit, even though it unquestionably begins there. Dresses for the evening are very elaborate, and all the latest features reign supreme. The spoon-shaped evening cloak, matching the long, spoon-shaped draperies at the back of the skirt, is high in favour; and the filmiest of materials are used for the dresses, partly because floating panels, little bolero "backs" to the *corsages*, scarf ends and handkerchief points are far more graceful when the material is of the finest. Not infrequently, the evening cloak, although of very soft tissue or brocade, is patterned in the same colours as the frock, so that the two seem to have a decided relation to each other. Collars are still of light-coloured furs and beige fur, which is so becoming against the face, remains a great favourite. Marabout is, besides, coming

back to favour, and its softness against the richness of metallic or coloured tissues is wonderfully effective. A lovely colour for the evening is a pale "serin," or canary colour, taffetas of this tone combined with chiffon or Georgette, providing a lovely gown.

SILK AND WOOL.

Nowadays the stockinette suit may be only half of stockinette, as is seen in many of the schemes for the *plages*. The skirt is far more often than not of pleated silk—preferably crêpe de Chine, and the jumper of the wool; while there are not a few new three-piece suits which have both jumper and skirt of silk and the sleeveless cardigan of the wool. In one case this was charmingly carried out in white, with a narrow border of yellow to all three items; while another scheme had a skirt of foam-white pleated silk with a jumper of stockinette adorned all over with waved horizontal lines of pale amber, worked in silk thread, the sleeveless cardigan being of the white silk, a little stitched pull-on hat of amber-coloured crêpe de Chine being designed to accompany it. *Cloche* hats are coming more and more into favour and many have been made for the *plages* to go with these simple suits; while another item which is having a vogue is the very narrow belt, not more than an inch and a half wide and carried out in silver or gold or in coloured kid to match the stripes or embroidery of the suit. The alliance of stripes and plain colours is very popular, while even in stockinette the dressmakers often decorate the jumper with embroidery, or else choose an all-over patterned stockinette to go with a plain skirt.

IMPORTANCE OF THE SCARF.

Scarves, spotted, striped or patterned, are being made to accompany the dresses and match them so perfectly in colour and often in design that one has to look closely to see whether they are of a different material. But there are no set rules for the manner in which these are worn, and it is better to exercise ingenuity and originality in this respect. The smartest of these will be found to be part of the gown itself and not removable, a scheme which is rather an advantage than otherwise, as it is by no means every woman who knows how to drape a scarf with skill or imagination. Just so long as they are used on the most exclusive dresses, forming a harmony with the whole, and are fashioned of the best materials, they will continue to be worn, and, as they add a charming and rather *negligée* appearance to a morning suit by the sea, they are a useful and telling finish.

DARK BLUE AND LIGHT.

In one of the four suits sketched in groups of two, our artist has shown a scarf allied to a dress of pale blue Shantung, with fine tucks arranged in the popular sets of waved lines, and closely pleated



Simple styles prevail for morning wear at the Plages. The above frocks are in printed crêpe de Chine and crêpe marocain.

MISCELLANEOUS ANNOUNCEMENTS

Advertisements for these columns are accepted AT THE RATE OF 3D. PER WORD prepaid (if Box Number used 6d. extra), and must reach this office not later than Monday morning for the coming week's issue.

All communications should be addressed to the Advertisement Manager, "COUNTRY LIFE," Southampton Street, Strand, London.

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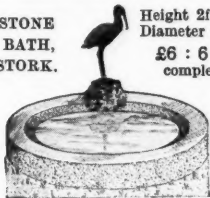
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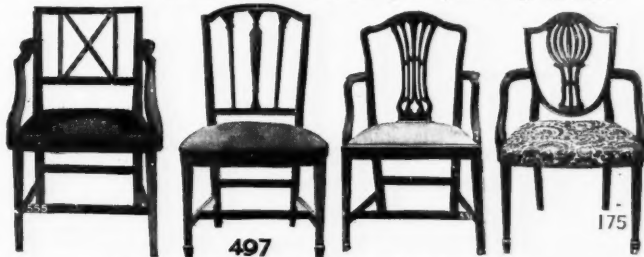
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REVIVAL IN HEPPLEWHITE REVEALED AT OLYMPIA.—Beautifully illustrated article in this week's *Bazaar*. Alfred Docker also writes on his discovery of a Secret of Colour Printing: C. T. Courtney Lewis on a little known XVIIIth century Colour Printer; and Mrs. Nevill Jackson on Old Needlework Pictures. To-day's prices for Shavian Rarities; and a full list and notes of Auctions and Sales complete a number of unusual interest. Make sure of the *Bazaar*, 6d., at all newsagents.—Specimen free from C. L. BURT, 4, Greville Street, E.C.1.

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skirt. The handkerchief scarf, belt, and the trimming of the hat are all of dark blue silk, with pale blue spots, the hat being of bleached snow white straw. The other suit in this group is carried out in white silk "shirting" striped in green and yellow; while the second group shows a charming little frock of mustard-coloured crêpe marocain arranged in box pleats below a plain yoke which is cut round the column of the throat and finished with a demure little scalloped collar in lapis blue linen. Cuffs and belt—over which the *corsage* pouches in the prevailing fashion of to-day—are likewise in lapis blue linen, the belt being rather wider than usual and finished with a mother-of-pearl buckle. The yoke is buttoned down the front with little mother-of-pearl buttons, and almost reminds one of the fashion of twenty years ago. The other frock, which is sleeveless, is carried out in blue and white crêpe de Chine printed in squares, the deep hip yoke, which is cut into castellations over the pleated skirt, being a very attractive item.

A BEACH WRAP.

Another of the sketches shows one of the new beach coats, which, considering the fact that they are very much in evidence for long sunny mornings spent lounging on golden sand, can hardly be too elaborate or too original to suit the fancy of the modern *élégante*. The example in question is of white linen lined with pale yellow washing silk and trimmed with wide shaped bands in three shades of yellow, the outside one being in a deep burnt orange. It is worn over an orange and white bathing suit to match. A cap of orange silk, lined with rubber, and a beach bag *en suite* would be the correct finish to this scheme. One can always indulge one's love of bright colour when by the sea, for in that vast expanse of blue and gold, colours seem to fall into their right perspective, and orange and lacquer red, bright blue, green and yellow, seem to fit into the landscape in a delightful and quite unobtrusive manner. As a consequence, people allow themselves any amount of laxity in their brilliant beach wraps as well as in the wonderful mixtures of several tints in the bathing caps and bathing suits, with a perfectly happy result. Even the new luggage nowadays seems to have become infected with the widespread passion for colour, and one sees hat boxes, dressing cases and even suit cases carried out in the most brilliant greens and reds or, what is smarter than plain colours, in red and black or green and black. The effect is very attractive and gives a holiday air of gaiety to the piles of luggage in hotel entrances or railway stations.

RUBBER SHOES.

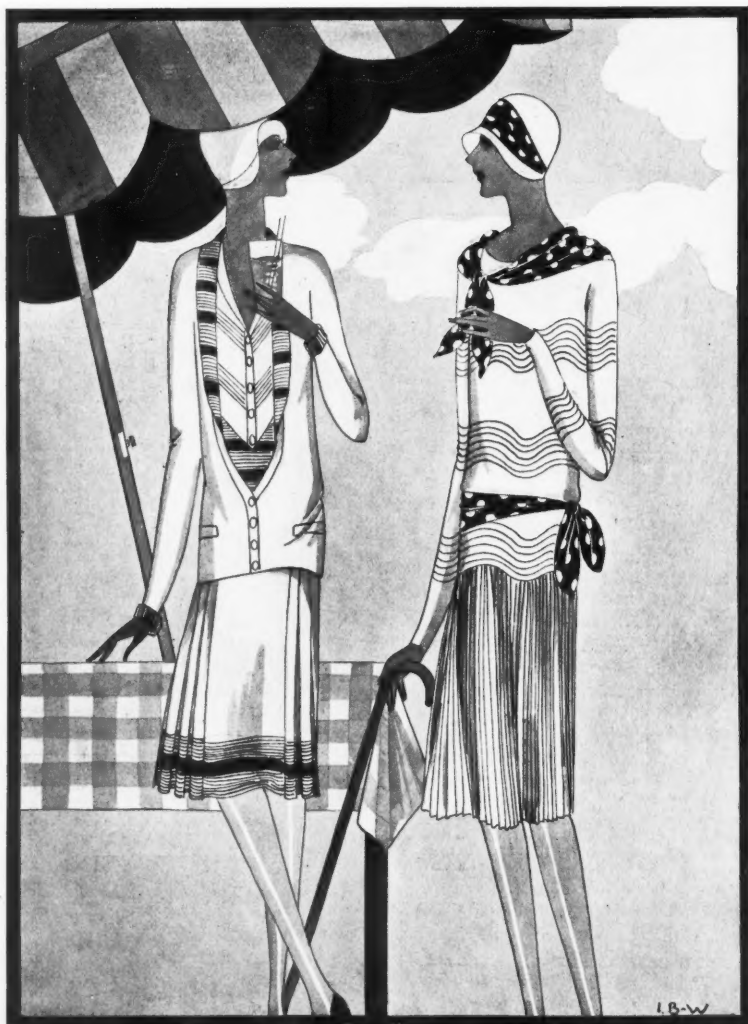
But to return to a much discussed theme, I really believe, when all is said and done, that the most important part of the outfit for one or other of the *plages* is bathing attire. There has never been a time when it is more in evidence, and the idea that anything is good enough for a bathing dress and bathing cap, so long as they answer their purpose, is absolutely erroneous. And a word of caution to bathers. Pretty as are the little coloured rubber shoes to match the cap, they by no means spell comfort when it comes to loitering about a stony beach, and I strongly recommend a pair of canvas shoes or sandals to slip into when the dip is over, or to wear



An effective beach coat shading from yellow to orange.

when actually running down to the water. The rubbers are ideal to swim in, as they are light and not cumbrous, but one can feel every pebble through their soft soles.

KATHLEEN M. BARROW.



Lines, whether straight, diagonal, horizontal or waved, are fashionable features of "Plage" styles.

From a Woman's Notebook

There is no one in all the world who more urgently needs a "home from home" in the real sense of this threadbare phrase than the small child when not under the parental roof. For the first few years of its life it is utterly at the mercy of those on whom its welfare depends, and the agony of parents who have to part from their children at an early age and hand them over to the care of strangers is enormously mitigated and softened if they can feel perfectly confident that they are in the best of hands. The "Children's Hotel," Hayes End, Middlesex—the principals of which (Miss B. Brooke Alder and Miss A. E. Windsor) are both certified nurses—is not, in my opinion, very happily named, for the term "hotel" suggests something rather coldly impersonal, whereas Hayes House is a real Paradise for small people, standing in a big garden surrounded by fields and as closely resembling an ideal home as can be arranged. In this large, comfortable house with its light, airy rooms, every effort is made to bring up the children simply and naturally, and they practically live out of doors. There are trained nurses to attend to them, and a good English governess looks after their education, while their health is watched over carefully, and good plain food is plentifully provided. The fees, which are very moderate, include care of the child as well as board, lodging and laundry; while special terms and arrangements can be made for delicate children and those needing care after operations—tubercular and mentally deficient cases being, however, excluded. Among the list of those who recommend the home are well known medical men, the home being intended for children from one month to ten years.

Another point I might mention, which is a very important one to parents who get their sailing orders suddenly, or who discover that they can, perhaps, obtain berths on one of the liners when they have been waiting for a considerable time for vacancies, is that in cases of emergency children are taken at very short notice, and can be fetched from any part of England. All details can, of course, be discussed personally by those who contemplate leaving their small people at Hayes House.

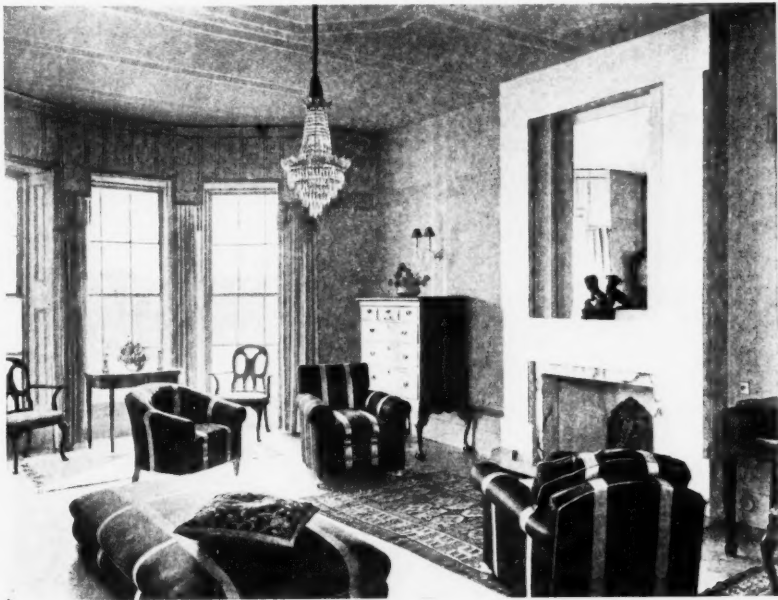
IDEAS IN FURNISHING AND DECORATION

A VERY lively interest is now being exhibited in all matters concerning furniture and the background against which it is seen—that is, the general decorative scheme of a room. This interest has been aroused by those ardent people who wish to put a new face on things, who are tired of and dissatisfied with reproduction and following humbly on the lines of the past. There are, it is true, others who are equally ardent about preserving the heritage which the past has handed on to us, and who frankly prefer old furniture and old settings to new furniture and new settings. But, quite apart from the particular merits and demerits of a very contentious matter, those whose desire is for something more individual than a "period" room will find a great deal to see at "The Gazeway," Kingston-on-Thames, for this old house has been rejuvenated by Messrs. W. H. Gaze and Sons with knowledge, skill and invention. All the various rooms have something which is well worth seeing. An illustration is here given of the drawing-room (or sitting-room, as we should perhaps call it in conformity with present-day notions). Its general impression is one of freshness, although it includes old pieces as well as pieces of our own time. The wall colour is primrose, and the ceiling has bands of trellis pattern in dull silver, this pattern coming down

on to the walls as a frieze. The fireplace is set back in receding stages, a plain mirror filling the space above the mantelshelf. The easy chairs and divan are in black with applied stripes of a dull gold material. The floor is finished with oak parquet, overlaid with rugs.

Altogether it is a very attractive room, and not the least interesting point about

it is that the visitor will find the price of each piece ticketed. On looking at these prices one cannot help being struck by their moderateness. At "The Gazeway," indeed, one can find pieces, both old and new, which come within the scope of the average purse. And after going through the house it is well worth while to see the gardens. They are of differing kinds, and so grouped that we can pass from one to the other and see just which scheme has its particular appeal—to suit a site in the mind's eye of the visitor. A garden with a stretch of lawn intersected by a canal and pool, and overlooked from a summer house with conical



SITTING-ROOM AT "THE GAZEWAY," KINGSTON-ON-THAMES.

thatched roof; a little enclosed garden sweet with lavender; a rose garden; a children's garden, with an entrancing raised pool and fanciful retreat; herbaceous border arrangements; clipped and shaped shrubs; and a score of other treatments can be inspected in succession: while at the entry will be found an array of garden ornaments in stone, lead and other materials. P.

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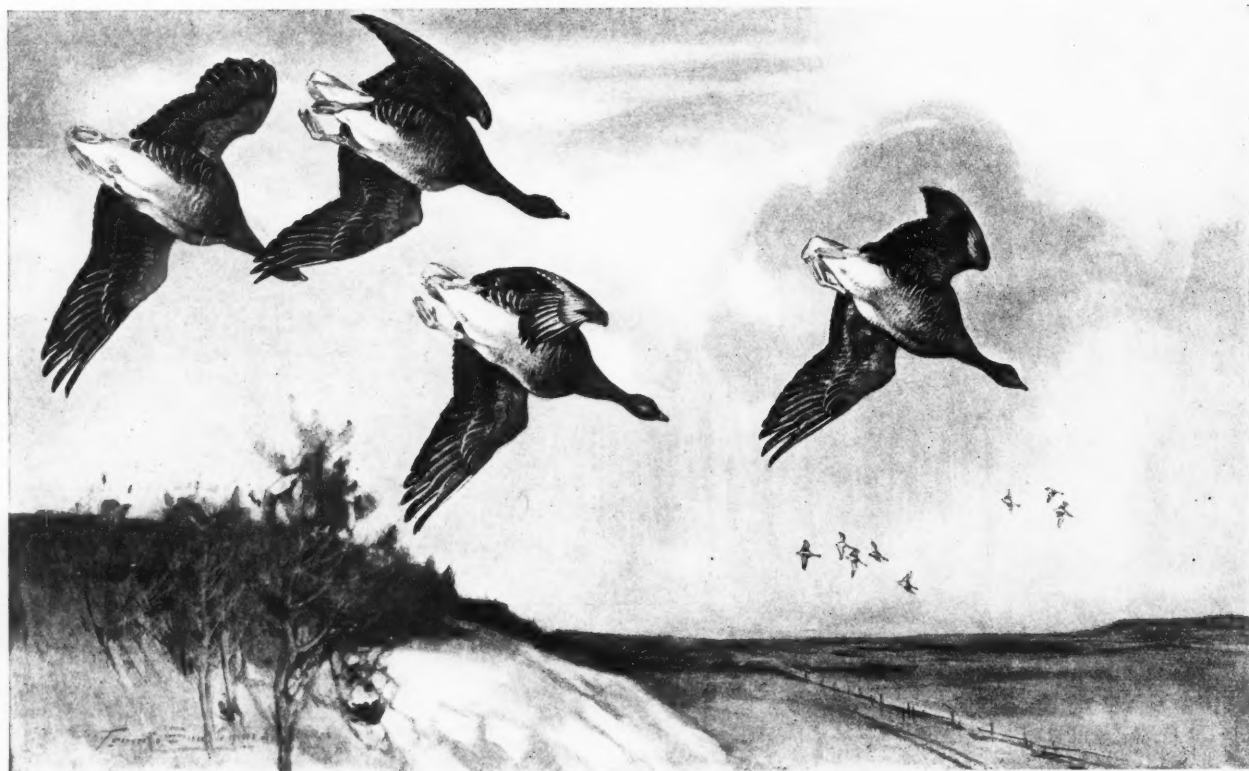
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